

Ellis Potter



one illus. clipped
but preserved

THE BUNGALOW BOOK

A SHORT SKETCH OF THE EVOLUTION OF THE BUNGALOW FROM ITS PRIMITIVE CRUDENESS TO ITS PRESENT STATE OF ARTISTIC BEAUTY
AND COZY CONVENIENCE. ILLUSTRATED WITH DRAWINGS OF EXTERIORS, FLOOR PLANS, INTERIORS AND
COZY CORNERS OF BUNGALOWS WHICH HAVE BEEN BUILT FROM ORIGINAL DESIGNS.



THIRD EDITION

THOROUGHLY REVISED AND MUCH ENLARGED

PUBLISHED BY
HENRY L. WILSON
DESIGNER OF ARTISTIC HOMES
LOS ANGELES, CALIFORNIA

PRICE ONE DOLLAR

THIRD EDITION
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BY HENRY L. WILSON
LOS ANGELES
CAL.

THE PRICE

printed with each plan in this book entitles you to a complete set of working drawings, foundation and floor plans, four elevations, interior details and specifications covering all the work of masons, carpenters, plumbers, gasfitters, electric wirers, painters, etc., and the kind and quality of all materials to be used, as well as a copy of the Bungalow Book. If you already have a copy of the Bungalow Book, you may deduct the price of same when ordering, and remit by check, draft or money order to

HENRY L. WILSON

426, 427 and 428 Copp Building,

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Los Angeles, California.

Order Plans by number, and be sure to give your name with Post Office and nearest Express Office plainly written. Any plan in the book may be had reversed without extra charge.

THE BUNGALOW

The California Bungalow (perhaps so-called from its resemblance in its more primitive form to the low-thatched homes of the Bengalese in India) is a direct descendant of the original attempts at architecture in this part of the country. It surely can trace its simple artistic lines directly back to the old Missions of the Spanish Padres, and its low overhanging eaves, large porches and general air of hospitality and coziness to the adobe houses of the pioneers. From the "dobe shacks" of the early settlers to the charming home-like Bungalows of today may seem a long stretch, but it has come along as a steady process of evolution and improvement until today the California Bungalow is known and talked about the world over, and not even the glorious climate and everlasting sunshine call forth from the tourist so many comments of admiration and pleasure as do these cozy homes. California has earthquakes now and then, although happily their severity seems to be moderating as the years roll on, but no doubt the early Spanish Padres had no desire to have tall buildings tumbling on their devoted heads, and for this reason built their houses low and rambling, without, however, sacrificing or abandoning the rather severely plain curves and lines of their old Spanish Mission style. The result was quaint and attractive, and better still, these Mission Bungalows furnished the text which modern architectural skill has amplified and improved, until today we have the perfect Bungalow, a "house beautiful" inside and out, the very embodiment of homelike coziness and convenience, inexpensive, but of refined elegance easily adaptable to almost any location, whether mountain, plain or valley, or on the city's narrow streets, or the broad, shaded village avenues.

In the Bungalow, if properly designed, is combined grace, beauty and comfort at a minimum cost. In its arrangement as set forth in this book, the problem of easy housekeeping and homemaking is reduced almost to an exact science.

California is the home of the modern Bungalow. Its almost constant sunshine makes a house of this fashion a necessity, but there is hardly a town or city in all this broad land where the Bungalow would not prove more attractive than any other style of house. As the "farm house" of "back East," or the ranch "hacienda," the Bungalow style is ideal.

In the Bungalow is the possibility of combining economy in cost with artistic beauty to an almost unlimited degree. Recognizing this fact long ago, I have for many years directed my best efforts to the perfecting of this style of building, and I take pride in exhibiting the results of my labor and study in the pages of the Bungalow Book, two large editions of which have been completely exhausted in a year and a half.

A notable feature of all my plans is the close symmetrical relation between exteriors and interiors, thus combining graceful outlines with inside convenience and comfort. I find it is a big mistake to adopt a floor plan and then endeavor to fit an exterior to it. Many architects do this, I know, but the result is never satisfactory, and a house so designed is never pleasing to the eye, in fact, it usually attracts attention only by its ugliness. Concessions must be made, and both inside and outside details must be modified to gain that atmosphere of cozy elegance which is so much admired in all of my plans, and I do not feel that my years of study and labor have been all in vain when I receive the expressions of pleasure and commendation from the thousands who have built homes from my designs.

The Bungalow is a radical departure from the older styles of cottage, not only in outward appearance, but in inside arrangement. The straight, cold entrance hall and the stiff, prim, usually darkened parlor have no place in it. Entrance is usually into a large living room—the room where the family gathers, and in which the visitor feels at once the warm, homelike hospitality. Everything in this room should suggest comfort and restfulness. The open fireplace and low, broad mantel, a cozy nook or corner, or a broad window-seat are all means to the desired end. Bookcases or shelves may be fitted into convenient spaces and ceiling beams add an air of homely quaintness which never grows tiresome.

Where there is room, I suggest that by all means a den should find a place in your plan. This room need not be large, but its very name is suggestive of luxurious rest amid piles of cushions and surrounded by

curios and mementos which accumulate in every family, each reminiscent of good times gone by. Many one-story Bungalows may have in the attic a Den or Smoking or Billiard room.

The dining room should be large and well-lighted, and as it will contain few articles of furniture, it may be finished somewhat elaborately, with paneled wainscoting, plate-rail, etc.

Sleeping rooms should be light and well ventilated and decorated in rather bright, cheerful tints.

Owing to the comparative smallness of the ordinary bath room, we must strive to arrange the various fixtures in the most economical manner. To dispense with chairs, we might build a seat in some convenient corner. Aside from a medicine cabinet and a linen closet for towels, etc., very little remains to complete this room. For an inexpensive wainscot hard wall plaster is a suitable alternative for the genuine tile. From the top of the wainscot, which is usually about four feet, a light tint for the walls and ceiling, together with white enameled woodwork is suggestive of purity and cleanliness, and is very pleasing. Where one can afford decorations, a continuous design of a water scene with lilies and swan thrown in at intervals adds richness to the room.

I am inclined to believe that every housewife who plans a house commences with the kitchen, and I am still more inclined to think she is right. It is a most important room, and should be made as cheerful and convenient as possible. Saving of steps means conservation of energy and health, and consequently promotes the general welfare of the family. Where it is possible, the sink should be in the center of the long drain-board, so that the soiled dishes can be placed at one end and when washed laid on the other. The space underneath this drain-board may be utilized for kitchen utensils. In the modern kitchen much attention is given to the proper distribution of the various cupboards, flour bins, spice receptacles and the many little contrivances which appeal to women. Here, too, the hard wall wainscot, well painted or, better, still, enameled, is valuable, from the standpoint of sanitation, as it washes easily and does not absorb dust. White enameled woodwork, although more expensive than the natural finish or paint, makes an ideal finish for the kitchen.

PUBLISHER'S NOTE

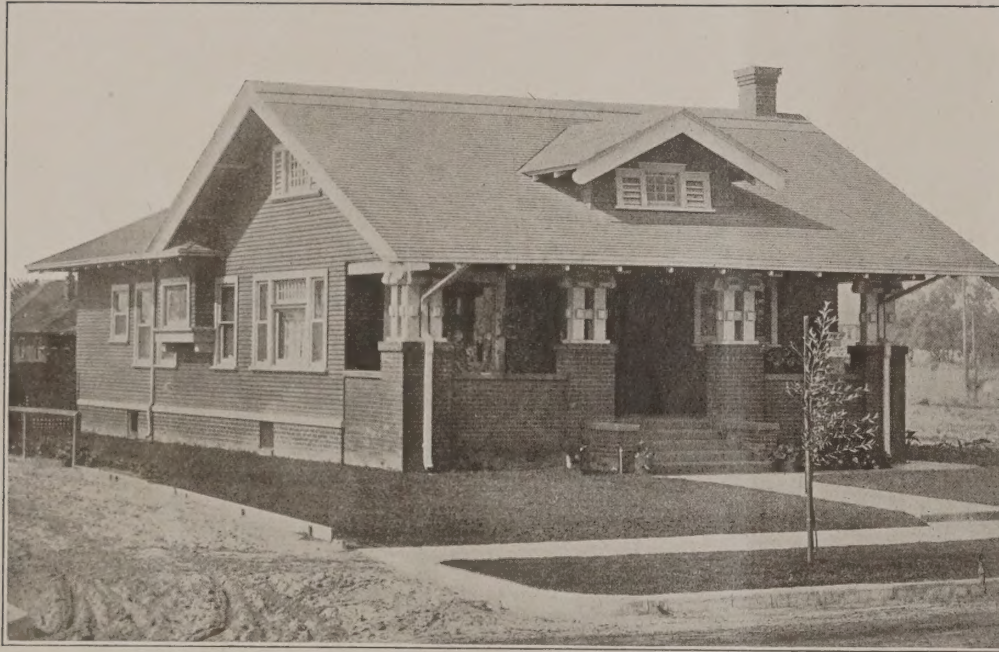
I wish to call attention to the fact that I am not confined to the sale of the enclosed plans, nor do I limit myself to the sale of drawings now in my stock, inasmuch as I am fully prepared to incorporate your ideas in special work. If you wish to order special drawings I would request that you inform me as to the locality in which you purpose to build, at the same time sending in your data as to the number of rooms, their arrangement, and the amount of money you wish your home to cost. For special plans preliminary pencil sketches are always sent for criticism and alterations, and tracings are not completed until these sketches are approved. For climates more rigid than California my plans and specifications are adapted with full knowledge and experience of the requirements.

Owing to the wide divergence in the cost of building materials, labor, etc., in different localities, I am unable to give the exact cost of the buildings illustrated in this book. Where prices are given they are those at which the houses have been actually completed in Southern California, and must be taken as approximate for other localities. Thus costs of buildings are based upon prices about as follows: Dimension lumber \$20.00 per thousand feet; finish lumber, \$40.00 per thousand; carpenter labor, \$3.50, and bricklayers and plasterers, \$5.00 per day. Other materials and labor at proportionate prices.

Yours for Artistic Homes
Henry L. Wilson

Los Angeles, Cal., August 15th, 1908.

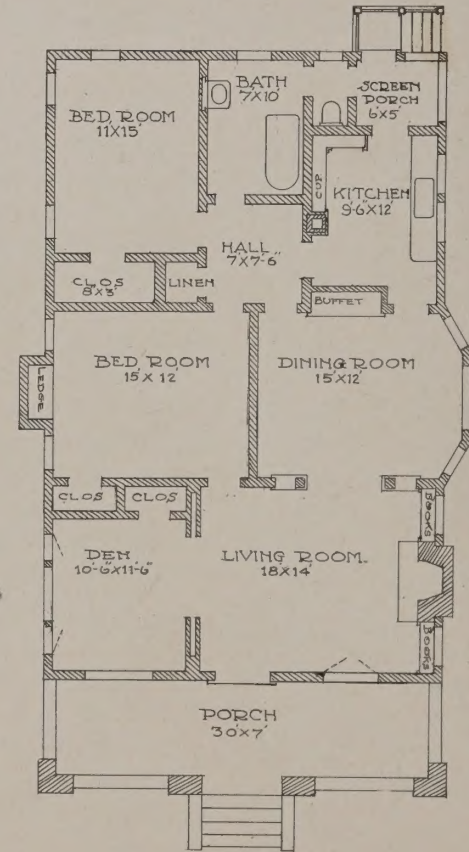
NUMBER 110.



NUMBER 110 is a very attractive exterior, which admits of a great number of varied floor plans. Three arrangements are shown on this and the next page. The construction may be of shingles and clinker brick if desired, instead of weatherboarding and smooth brick, as shown above. The house is 30 feet by 53 feet, including the wide front porch, and it can be built for about \$2000.00.

See other floor plans for this house, next page.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



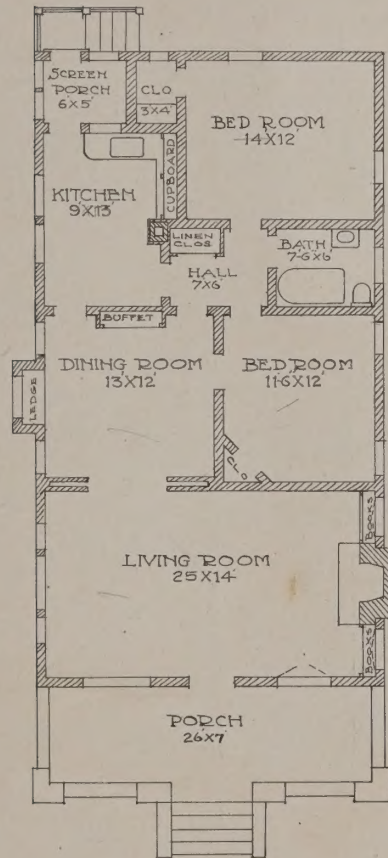
Floor Plan No. 110.

VARIATIONS OF FLOOR PLANS FOR NUMBER 110.

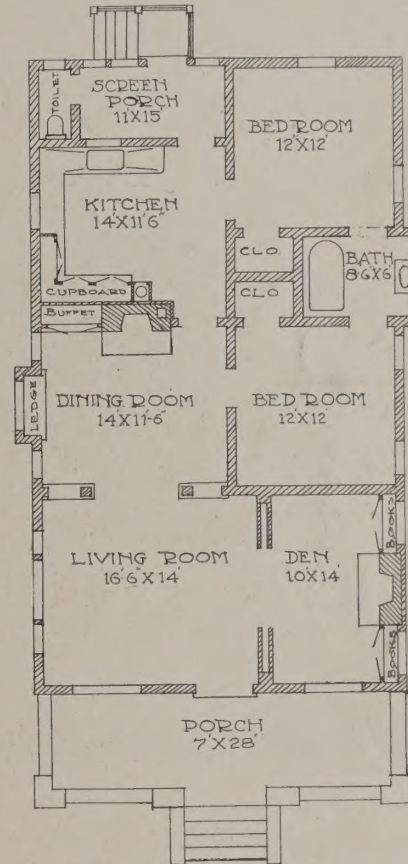
NUMBER 110-B.

See elevation on page 8.

NUMBER 110-C.



Floor Plan No. 110-B.
Cost about \$1700.00.



Floor Plan No. 110-C.
Cost about \$1800.00

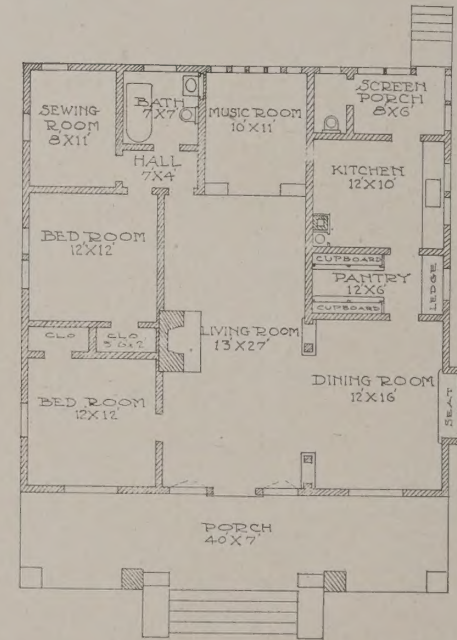
It frequently happens that floor plans can be considerably varied for the same exterior. Any one floor plan may be selected when ordering, but purchasers will please state carefully what is wanted. The exterior plans are, of course, adapted to any apparent discrepancy in floor plans.

NUMBER 112.



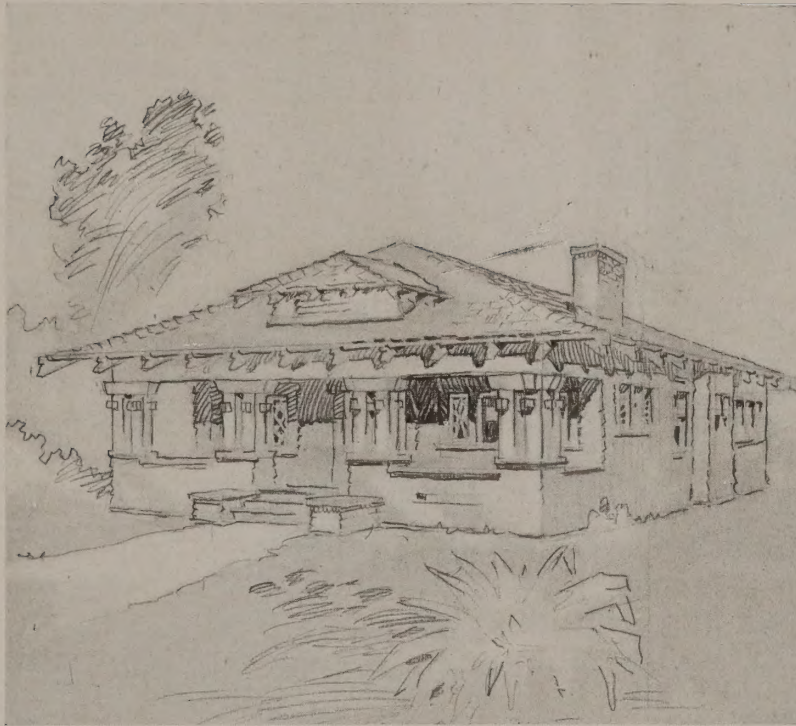
As here shown, Number 112 has an artificial stone front, but cobbles or clinker brick, or hard red brick could be used with good effect. The house may be shingled or weatherboarded, as desired. A tile roof would be in excellent taste, with cement stucco walls, but this of course would add to the cost. Size 40 by 47 feet, and its cost will be about \$2000.00.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



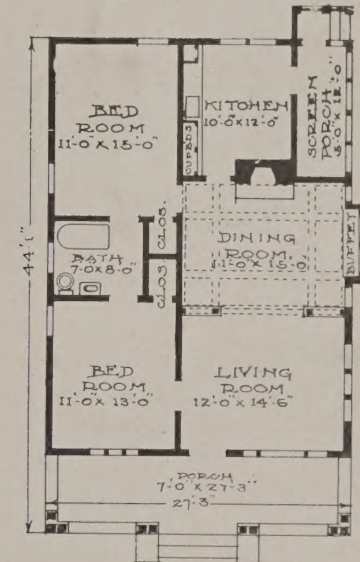
Floor Plan No. 112.

NUMBER 114.



NUMBER 114. A simple, inexpensive home, with all the essentials of individuality, comfort and convenience, and no lack of artistic features. The outside may be either re-sawed weatherboarding or shingles, with panel wainscoting and beam ceilings in dining room and hardwood floors in living and dining rooms. This house, which is 28 feet front by 44 feet deep, can be built for about \$1500.00. Without panel wainscoting, hardwood floors and beam ceiling, \$1350.00.

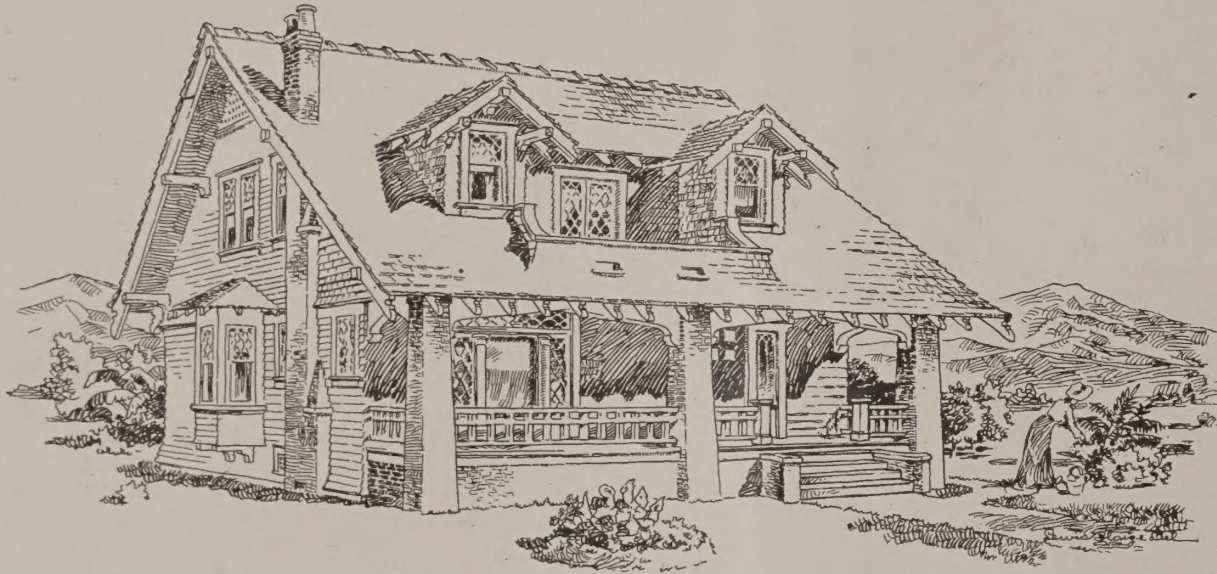
Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$7.50.



FLOOR PLAN No 114.

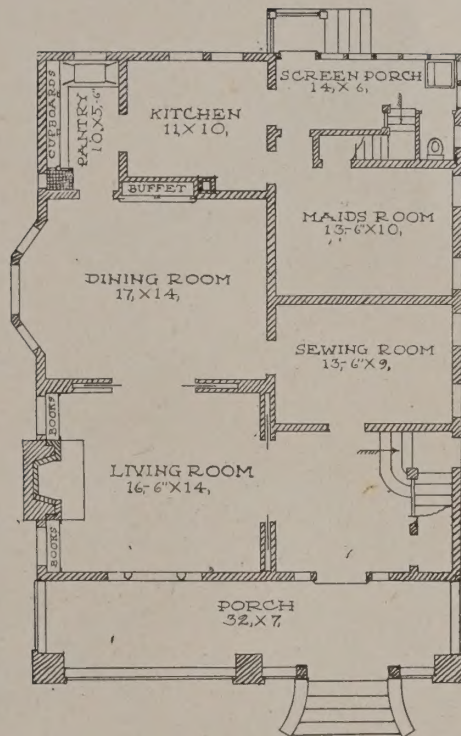
NUMBER 115.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



NUMBER 115 is a house which always pleases. Its massive front, with large brick columns, broad front dormer with roomy balcony, its solid exposed chimney and rear balcony give at once a conception of the comfort and convenience to be found within. A careful study of the floor plans on next page will show that one's expectations will be fully realized. This is one of my favorite homes, and every owner has been extravagant in his or her expressions of satisfaction. The sewing room on first floor will be appreciated by "madam my lady" quite as much as any other of the many good features. It has hardwood floors and panel wainscot in hall, dining room and living room; cove ceiling in dining room and beam ceilings in hall and living room. The size is 32 feet front by 47 feet deep, and it has been built for \$3200.00. A fine design for a corner lot. Plan may be had reversed without extra charge, (as may any plan in this book). Brick may be clinker or smooth, and house may be weatherboarded or shingled.

See floor plans on next page.

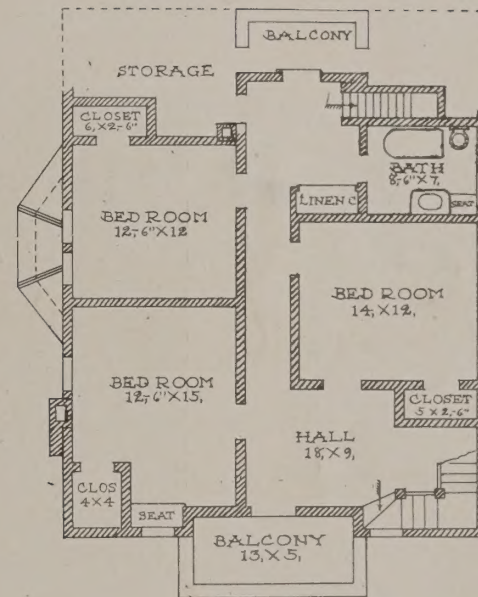


First Floor.

The sewing room and maid's room can if desired be made into one good room, 13½ by 19½ feet.

NUMBER 115.

See elevation on opposite page.



Second Floor.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

NUMBER 118.



NUMBER 118 is a fine house in every respect, and shows many features that will prove attractive. It will require a lot at least fifty feet front. Its size is 38 by 48 feet, including porte cochre, and can be built for \$3500.00.

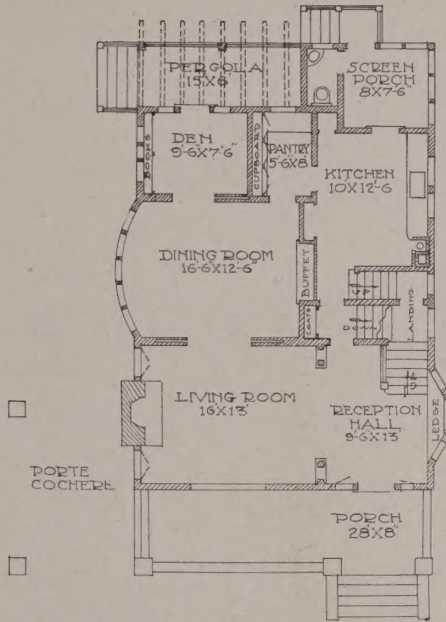
It is a full two-story house, with available attic if desired.

See floor plans on next page.

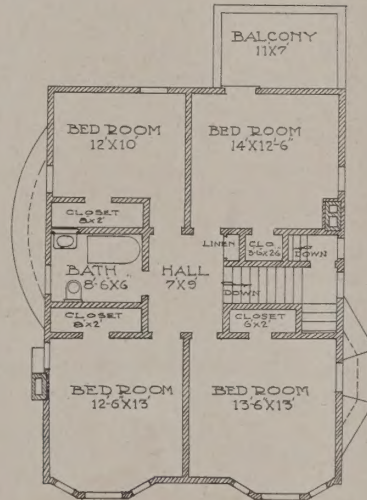
FLOOR PLANS OF NUMBER 118.

See elevation on page 14.

By omitting the porte-cochere, this home will look well on a lot with 40 feet frontage.



First Floor No. 118.



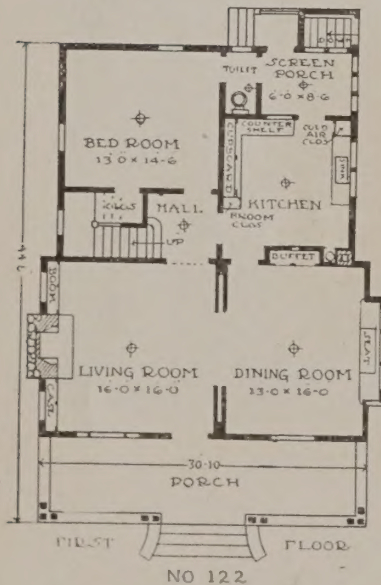
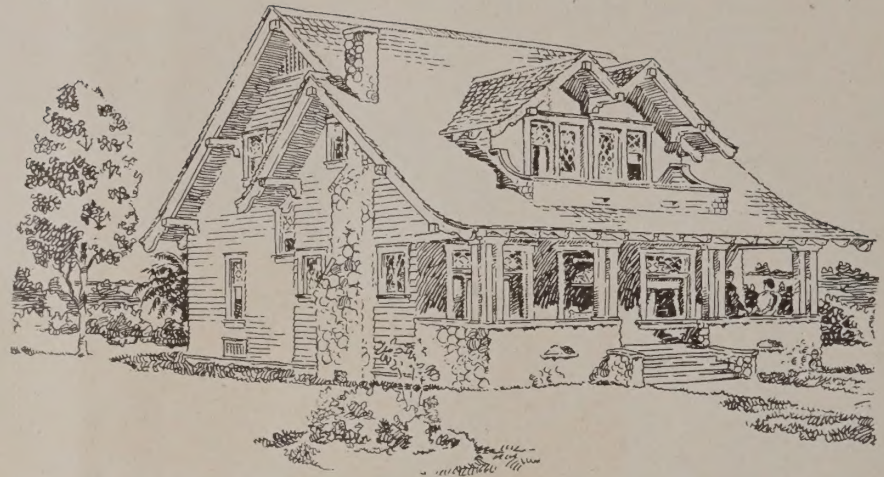
Second Floor No. 118.



An Attractive Living Room Effect.



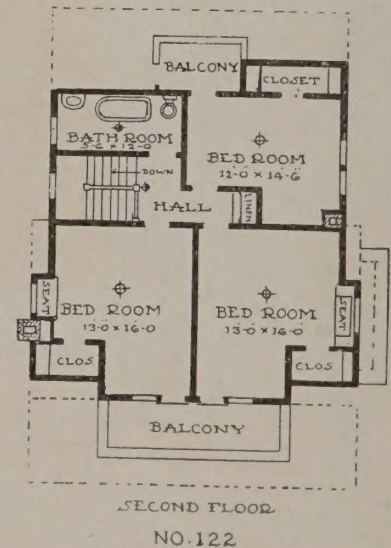
Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



NUMBER 122. Although a two-story structure, the low Bungalow effect is obtained by sweeping the main roof down over the porch and by artistically placing the two large front dormer windows. This is not an expensive house—it has been built for about \$2800.00—but as a home it proves so attractive that after a few months' residence not one of the family would leave it for many times its cost. The floor plans give an excellent idea of the interior, and the small sketch shows the finish and decoration of the living room. Beam ceilings lend themselves peculiarly well to chain effects in lighting fixtures, and add much to the richness of the living room.

Note the low arched fireplace and the arrangement of the two principal rooms, which may, when desired, be thrown into practically one large room.

Exterior: Clapboard with cobblestone chimney (exposed), and cobblestone porch wall and buttresses. Size 31 feet front by 48 feet.



NUMBER 123.



This is one of my special plans and can be worked up to suit the individual. When desired, if a description or photograph of the lot be sent I will furnish design for front yard, terraces, stone work, etc.

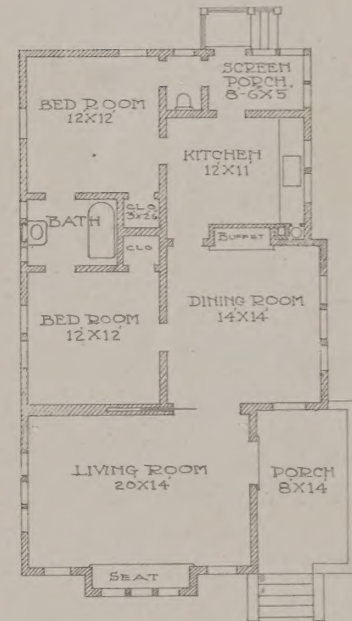
NUMBER 124.



An attractive little home with good-sized, well-arranged rooms. It has a fine large living room, in which a brick chimney and open fireplace could be built with mantel for about \$75.00.

This house is about 28 feet by 42 feet, and can be built for \$1400.00, complete.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$7.50.



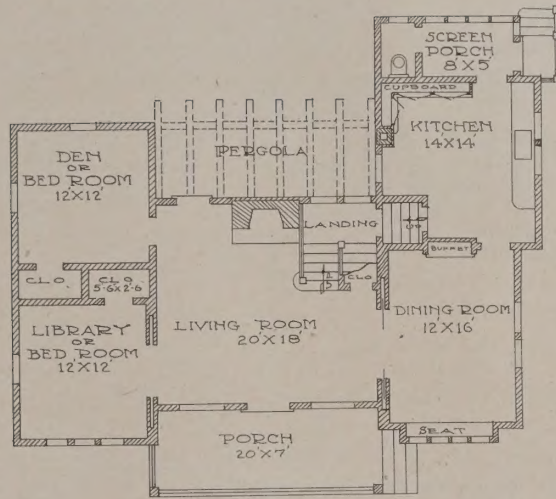
Floor Plan No. 124.



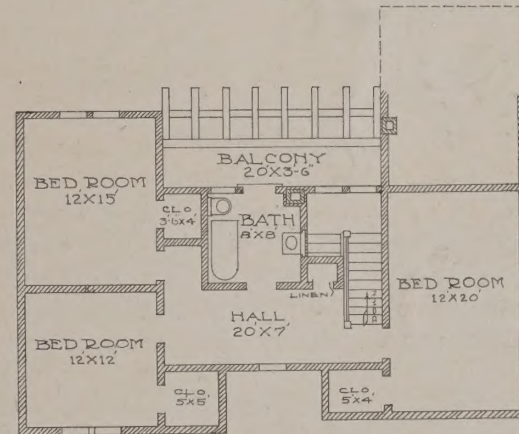
Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

This home should please the most fastidious. The large living room, with fireplace nook and open stairway, and its rear door opening out under the pergola, is a fetching feature. It has a large buffet kitchen, a clever back-stair arrangement and plenty of well-arranged rooms and closets. Size 46 feet front by 28 feet deep, not including porches, and will cost about \$2750.00. Especially adapted to a corner lot.

FLOOR PLANS OF NUMBER 125.



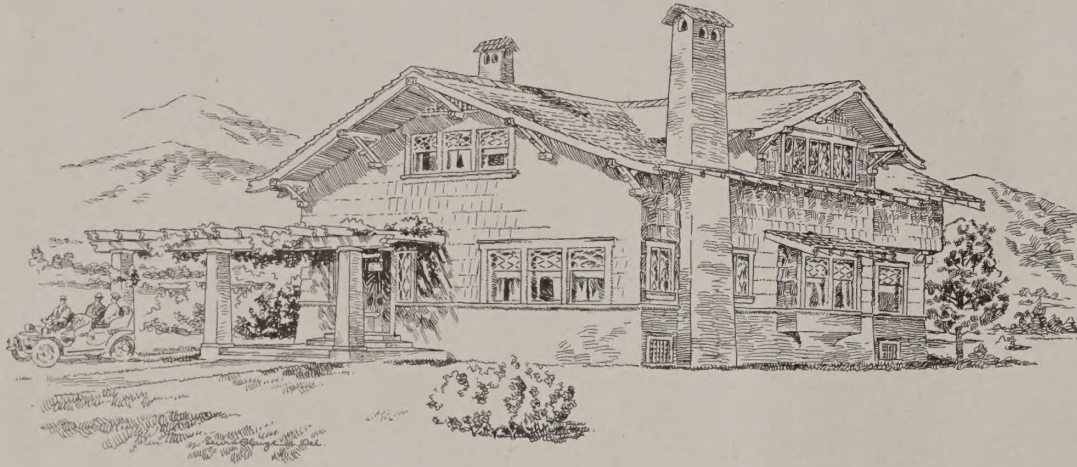
First Floor Plan.



Second Floor Plan.

See elevation on page 20.

NUMBER 137.

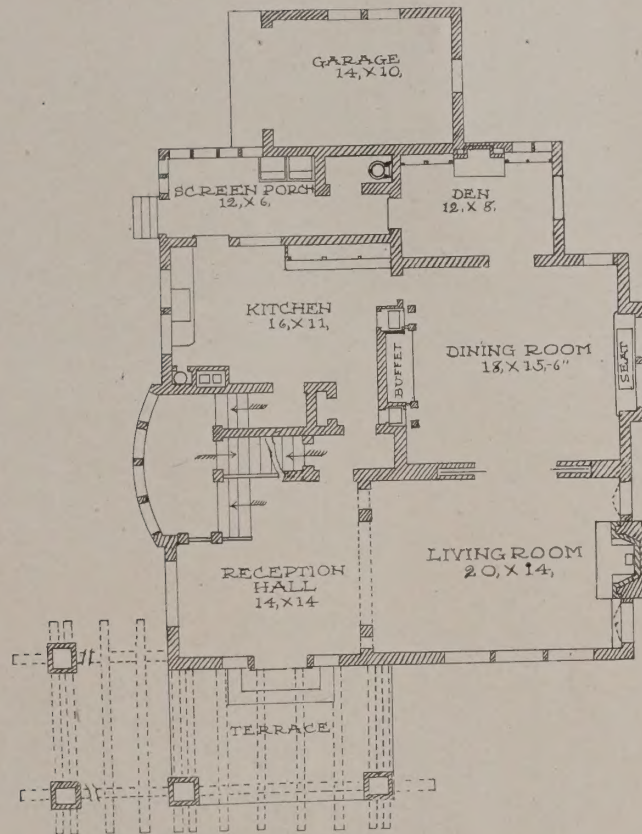


NUMBER 137 is one of the most popular designs ever issued from my studio. It has been built many times in Southern California at a cost of about \$4000.00, but it always looks as if it must have cost nearly double that amount. It is a two-story Bungalow of the Swiss Chalet type. It is 36 feet front (not including the porte-cochere) and 40 feet deep, exclusive of the garage at the rear and the tile-floored terrace in front. Exact dimensions are given on the floor plans, which illustrate many details and should be carefully studied to note the features which have been worked in.

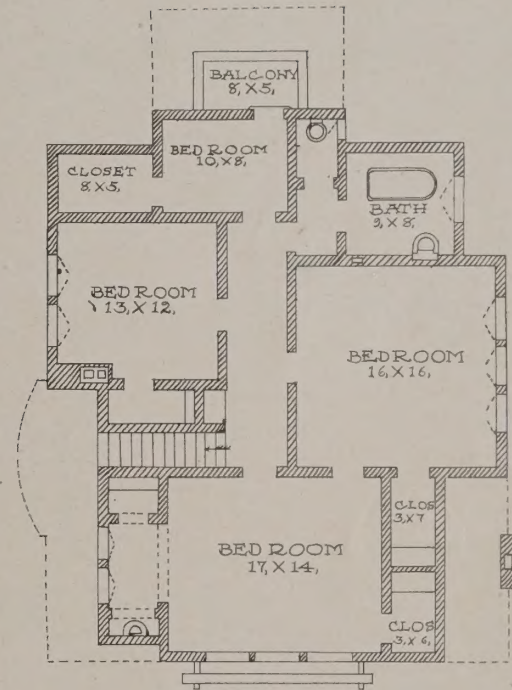
Note also the outline sketch of the interior of living room, with a glimpse of the dining room and stairway platform in the extreme distance. This sketch also gives an idea of the beam-ceiling effect when artistically done. The specifications call for hardwood floors and beam ceilings in the living room and dining room. Note the very convenient kitchen with separate servants' stairway, the den with gas fireplace and mantel with book shelves on either side, the broad window seat in dining room and buffet in same room, the large open fireplace with seats in living room, etc., etc. See floor plans on next page.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$15.00.

FLOOR PLANS NUMBER 137.



First Floor.



Second Floor.

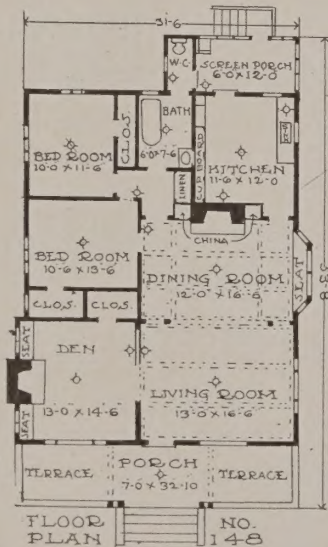
See elevation on page 22.

NUMBER 148.



NUMBER 148. The public in general, those of an artistic temperament as well as those with a lack of appreciation of the beautiful, seem to endorse this home with hearty approval because of its inviting exterior and its economical arrangement. It is not an expensive house, even though it contains oak floors, beam ceilings and fireplaces. It is 32 feet by 54 feet over all, and can be built for about \$1800.00.

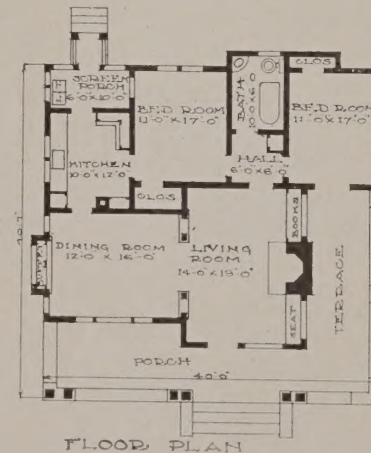
Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



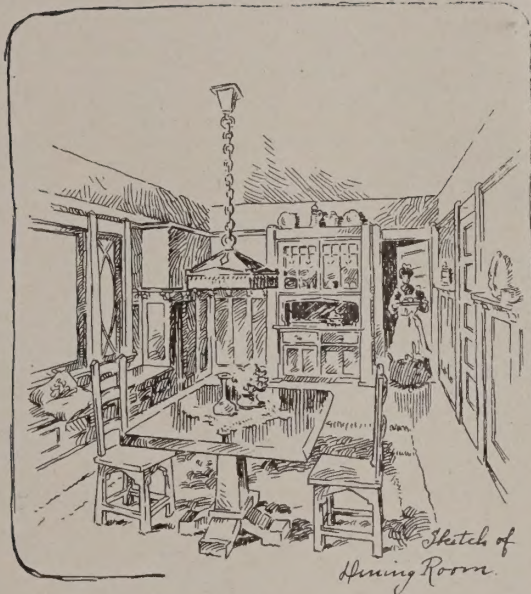
NUMBER 149.



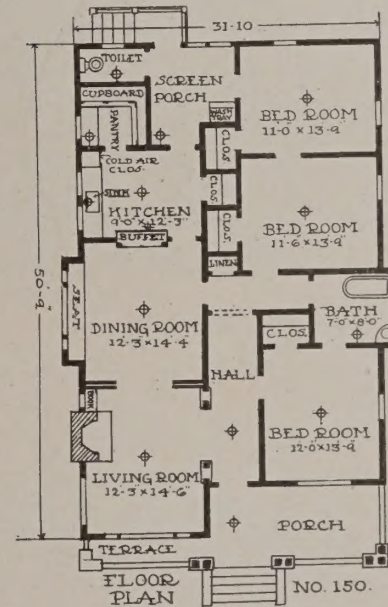
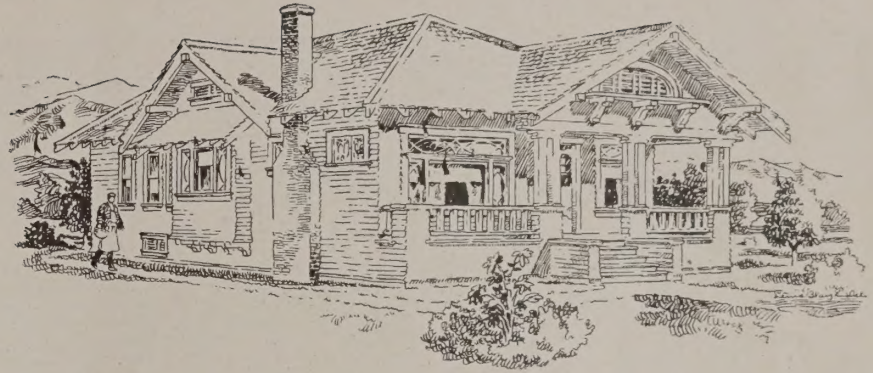
A very popular design, cozy, homelike and adapted to almost any locality or situation. The rooms are well arranged and the interior is very attractive. This house is 40 feet square over all, and it can be built for about \$1600.00.



Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$7.50.



NUMBER 150 is a quiet, conventional style, very convenient inside and handsome and well proportioned. It has six good rooms, bath, and screen porch, with fine front porch and open terrace. Note the many attractive features embodied in the plan; it is the little things that count in the making of a real home. This home is about 32 feet by 51 feet, and has been built for \$1800.00.



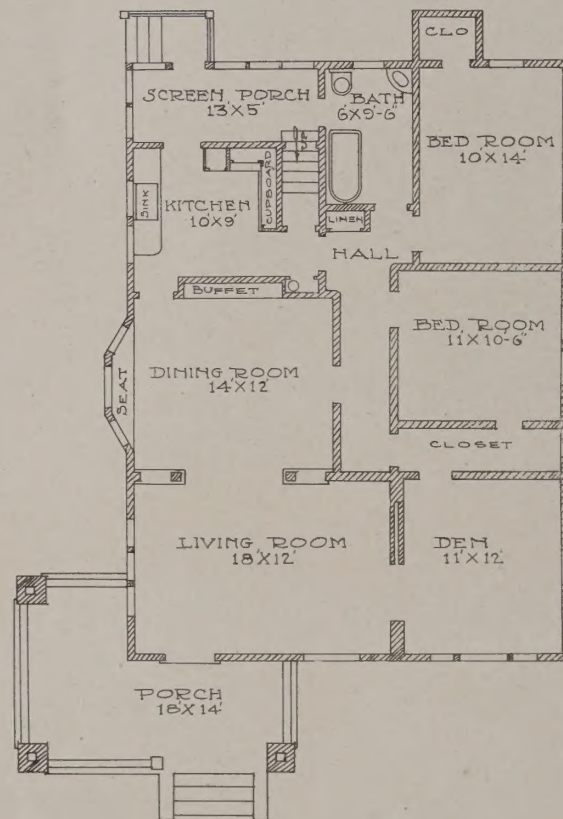
Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

This attractive little home and the one on the next page will meet with much approval.

Both have fine large living rooms, while the other rooms are not too small and are excellently arranged. Either of these houses is well adapted to the needs of a physician, or other professional man or woman who requires a den or office. This house is about 32 feet front by 40 feet deep, not including porches, and can be built for about \$1800.00.



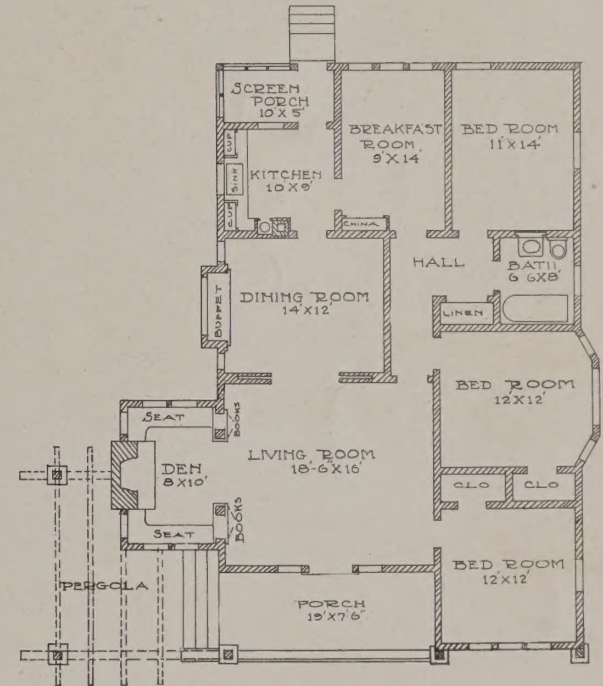
Floor Plan No. 151.

NUMBER 152.



This picture was made just after the house was completed. One can readily imagine what a beautiful little nest it will be when covered with vines and shrubbery. The arrangement is most convenient, and its den and small breakfast room are not the least of its attractive features. Its size is 32 feet by 52 feet, not including den and pergola, and it can be built for about \$2000.00.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



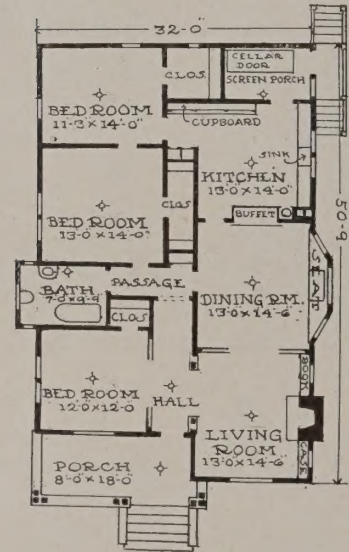
Floor Plan No. 152.

NUMBER 157.



NUMBER 157. To arrange six rooms conveniently seems to be the demand of the general public, and this house is successfully meeting that demand. There is not much waste hall, and yet any room may be entered without interfering with the occupants in the others. For a six-room bungalow this is inexpensive, convenient and attractive. The size is 32 feet by about 51 feet, and its cost is about \$1800.00.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



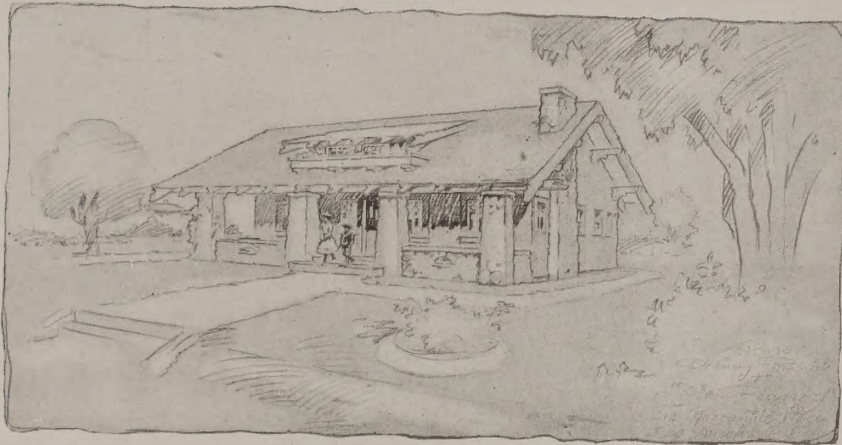
Floor Plan No. 157.

NUMBER 159. (Elevation only.)



This is not a regular stock plan, but an exterior of one of the larger houses for which we make special plans. This general style can be adapted to a house of almost any size, and the room arrangements made to suit individual tastes and requirements.

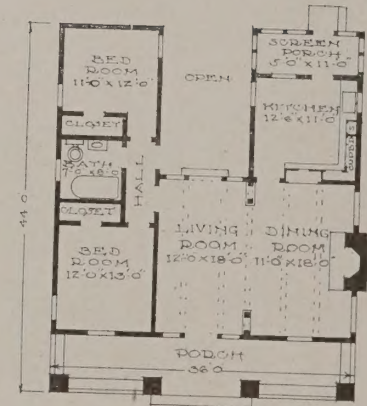
NUMBER 160.



NUMBER 160 is a solid, substantial house, and very much liked.

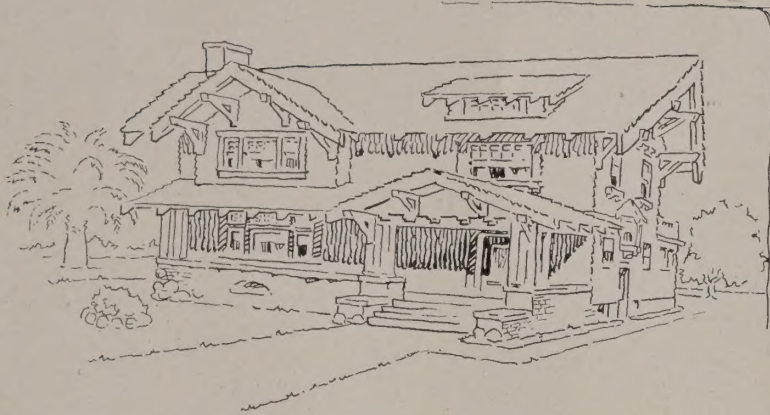
Many persons do not care to have the dining room as a separate room, and so we simply make of it a sort of an alcove with columns and buttresses to denote the dividing line. By so doing we connect these two rooms into one, making a desirable entertaining room. For an inexpensive home this is a gem worth study. The open court or patio is an attractive feature, and a charming and convenient place for a dinner *al fresco*. The house is 36 feet front by 44 feet, and will cost about \$1800.00.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$7.50.

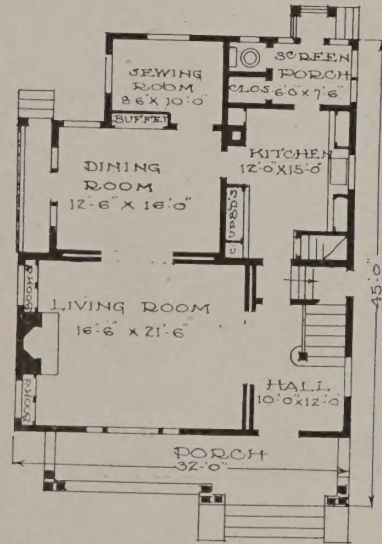


Floor Plan No. 160.

NUMBER 167.



Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



FIRST FLOOR, No 167.



SECOND FLOOR, No 167.

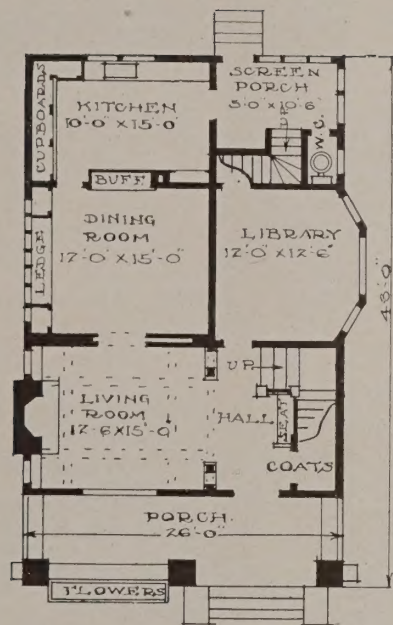
NUMBER 167 is modeled somewhat on the Swiss Chalet style. It is 32 feet front by 45 feet deep, and can be built for about \$3000.00. Note the buffet kitchen with back stairway, the sun porch opening out of the dining room, the sewing room, the large front piazza, the open brick fireplace in living room with seats on either side, the buffet in dining room, etc. The second floor has four nice chambers and bath room, plenty of closets and a minimum waste of space for hall; in fact, for economical utilizing of space I doubt whether the plan could be surpassed. The exterior of this house is very attractive. The foundation and buttresses of front porch are of clinker brick and cobblestones, and every line and every proportion of the entire structure are exactly right.

Hardwood floors in hall, living and dining rooms. Beam ceiling in hall and living room. Panel wainscoting in living and dining rooms.

NUMBER 172.



See floor plans on next page.

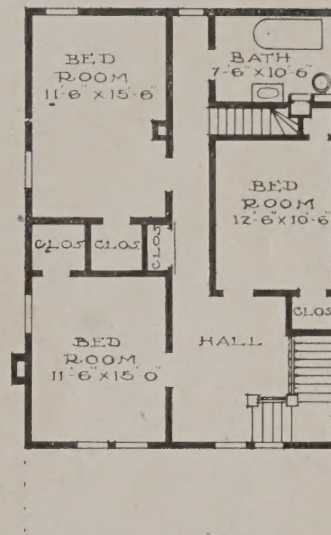


FIRST FLOOR PLAN
No 172

NUMBER 172. This one and one-half story Bungalow is very popular when plenty of room is wanted at a minimum cost. The exterior is very pleasing, the long sloping front roof being broken by a broad gable. The inside arrangement is excellent, and there are many attractive features which will be noted on the floor plans.

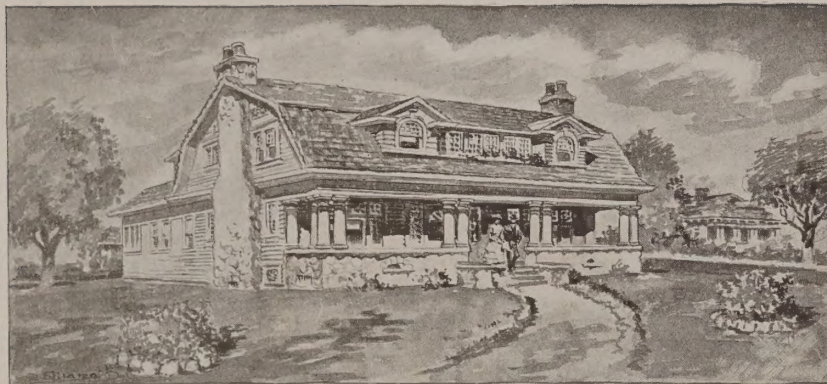
This house is 26x48 (including front porch), contains seven rooms, bath room and two halls, and can be built for about \$2500.00.

See elevation on page 30.



No 172
SECOND FLOOR

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



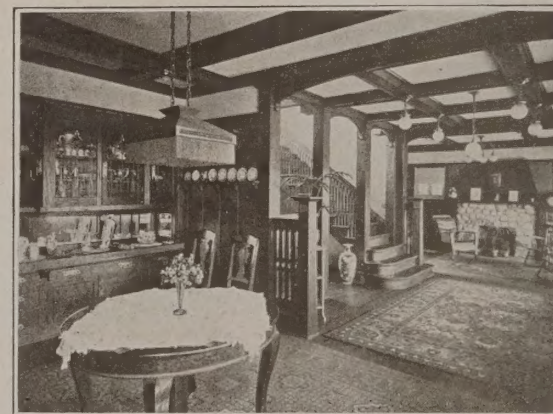
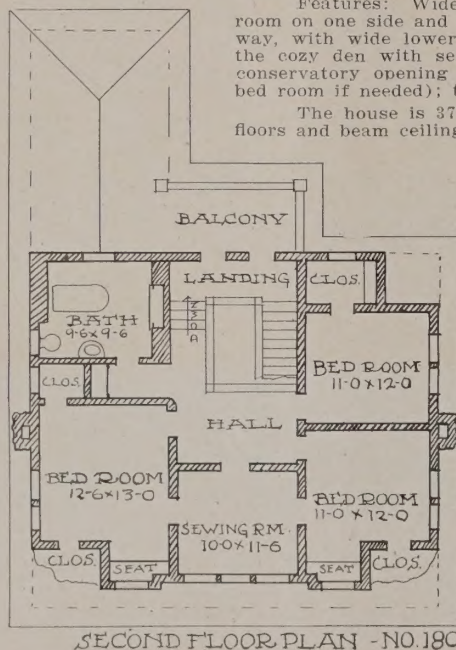
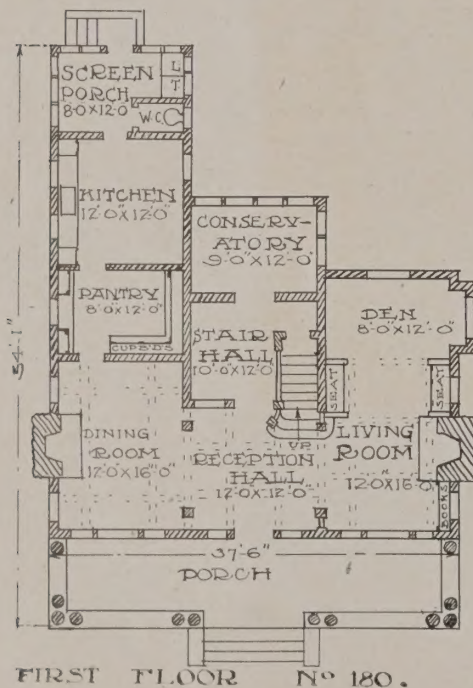
Living Room Fireplace.

For solid comfort and elegance combined, it would be indeed difficult to improve on this Colonial design. The cut gives a fair idea of its exterior, with cobbles exposed chimneys and cobbles foundation to the broad piazza, but the floor plans especially will repay careful study.

This is a house which grows on one, not only in exterior beauty, but especially in its roomy interior and convenient home-like arrangement.

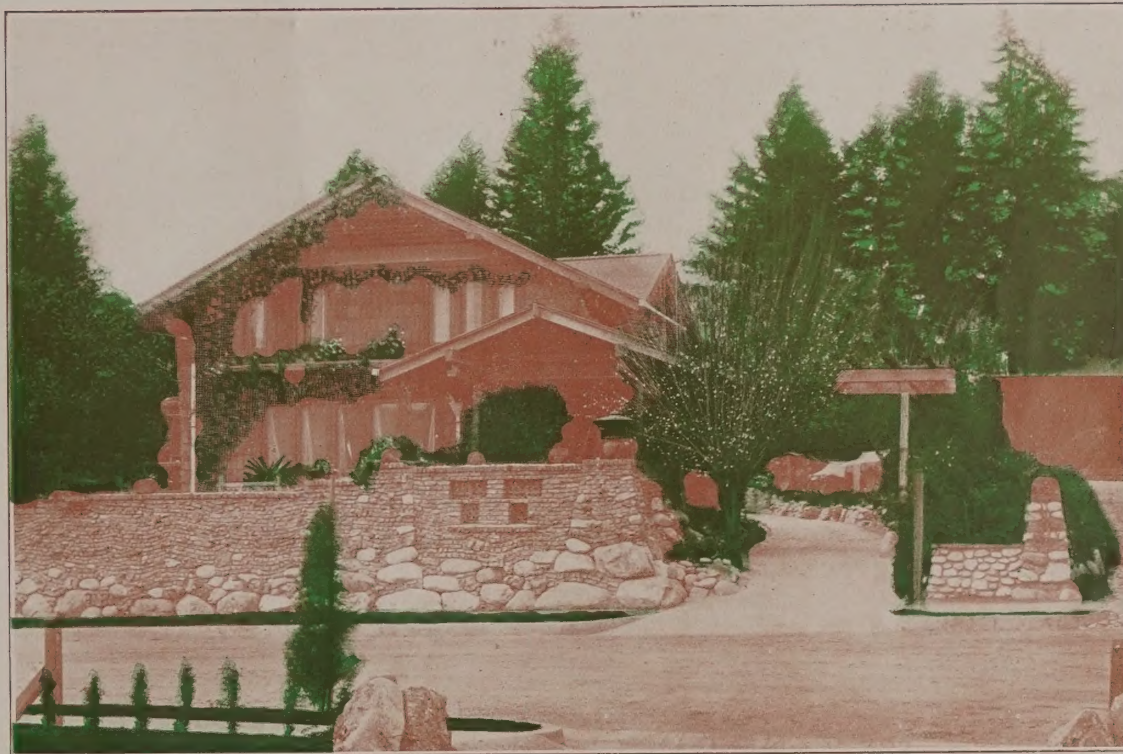
Features: Wide, covered porch, square reception hall, from which open the dining room on one side and the living room on the other through broad openings; the easy stairway, with wide lower steps, just right for seats for the little ones; the open fireplaces; the cozy den with seats and lockers; the handy kitchen with large butler's pantry; the conservatory opening out of the back hall; the sewing room (large enough for an extra bed room if needed); the cozy nooks with seats in the bed rooms, etc.

The house is 37½ feet front by 54 feet deep, and its estimated cost, with hardwood floors and beam ceilings in hall and principal rooms, is \$4500.00.



Looking through from Dining Room.

NUMBER 184.



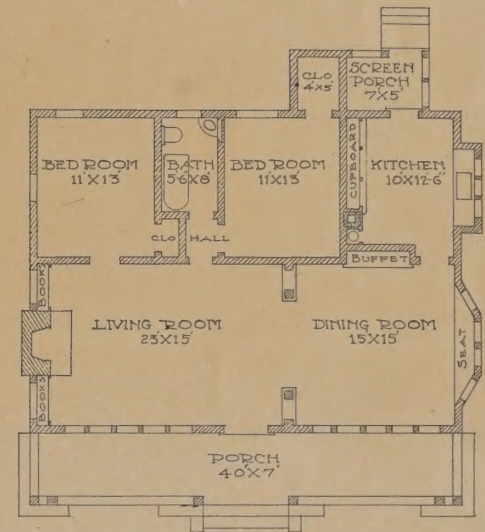
This is one of my special plans and can be worked up to suit the individual. When desired, if a description or photograph of the lot be sent I will furnish design for front yard, terraces, stone work, etc.

NUMBER 185.



A substantial roomy house, on pure Bungalow lines, and not expensive. The rooms are large, light and airy, and it will prove an ideal home for a small family. Size about 40 feet square, and cost about \$1800.00. The buffet kitchen with sink and cupboards in the bay window is a taking feature.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

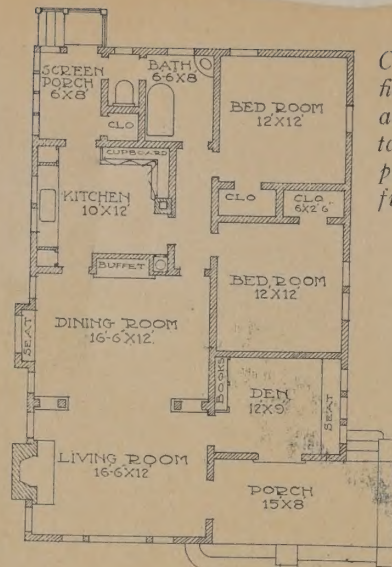


Floor Plan No. 185.

NUMBER 187.

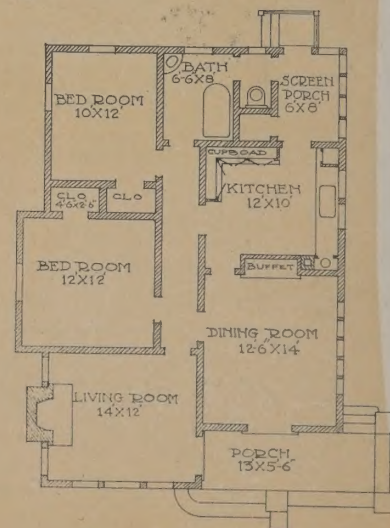


This exterior is so pleasing that I have made it with several different floor plans, two of which are given on this page, and either one may be had for the printed price. Size 32 by 46 feet, and can be built for about \$1700.00.



Floor Plan No. 187.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



Floor Plan No. 187-A.

88. (Elevation Only).

NU



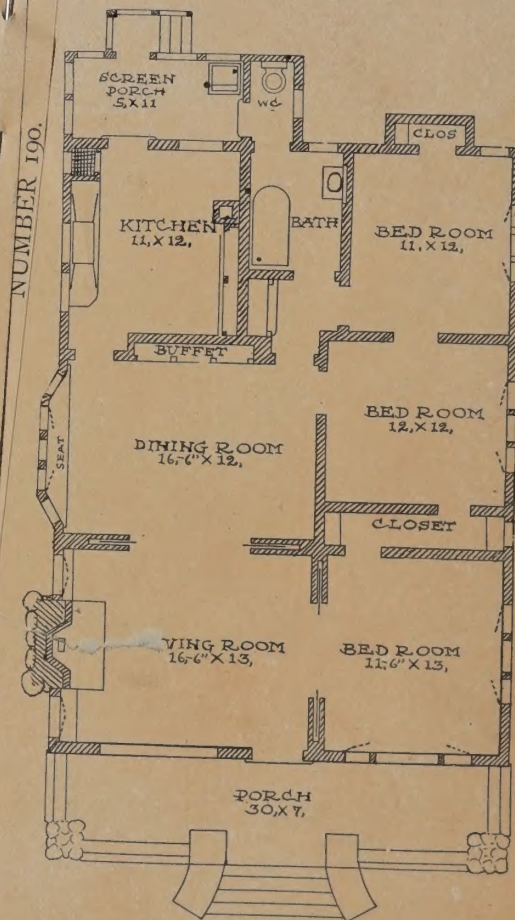
This is not a regular stock plan, but is made up to order only, to suit the ideas and requirements of the owner. The porte-cochere may be omitted and the house made in any required size. It has been made with living room, hall, dining room, den, music room, sewing room, maid's room, butler's pantry, etc., on first floor, with five or six chambers and bathroom on second floor, with plenty of closets. There is a large attic where bedrooms, or an attic den, smoking room or billiard room can be made.



NUMBER 190. For a six-room house, perhaps this is the plan which I most frequently suggest, and never has it failed to bear out my recommendation. Its exterior is massive, solid and artistic. The broad span of the front, the heavy cobblestone pillars, foundation walls and exposed chimney, in connection with the overhanging eaves and shed-roof dormer, all add artistic beauty.

With vines covering the stone work and arches, and shrubbery about the foundation walls, it would be difficult to conceive of a more beautiful home. The interior is quite as attractive, and convenient to the last degree. The living room has broad open fireplace, with cobblestone mantel, beam ceiling, hardwood floor and panel wainscot. Dining room has floors, ceiling, etc., to match living room. Size of house, 30 feet front by 47 feet deep, and can be built for about \$2350.00. See next page for other floor plans, which can be built with this exterior.

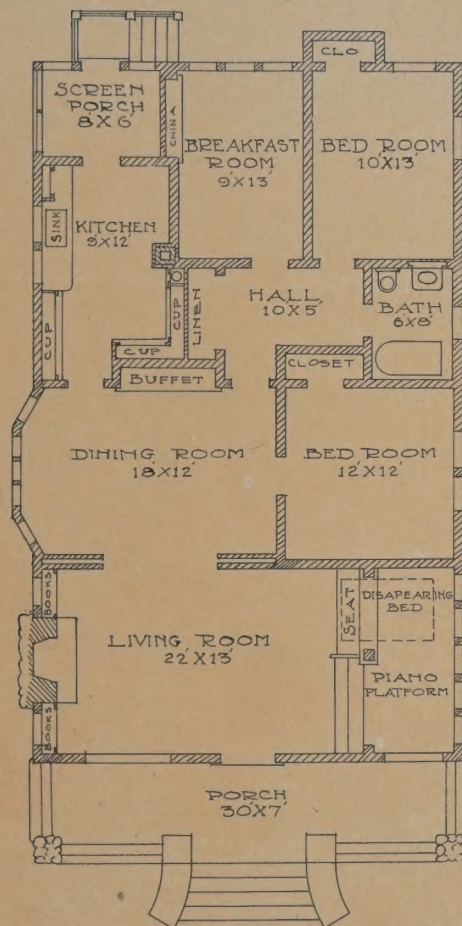
The plans and specifications of this house with necessary interior details as shown on this plan or reversed, will be sold for \$10.00.



NUMBER 190.

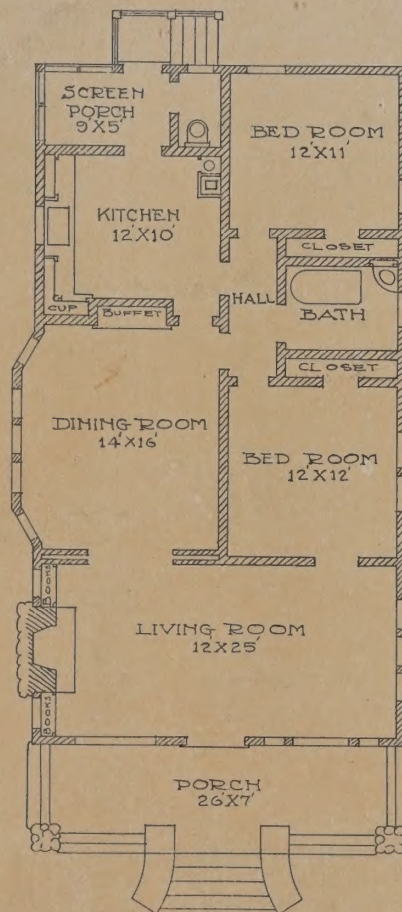
VARIATIONS OF FLOOR PLANS FOR ELEVATION, NUMBER 190 ON PAGE 40.

NUMBER 190-A.



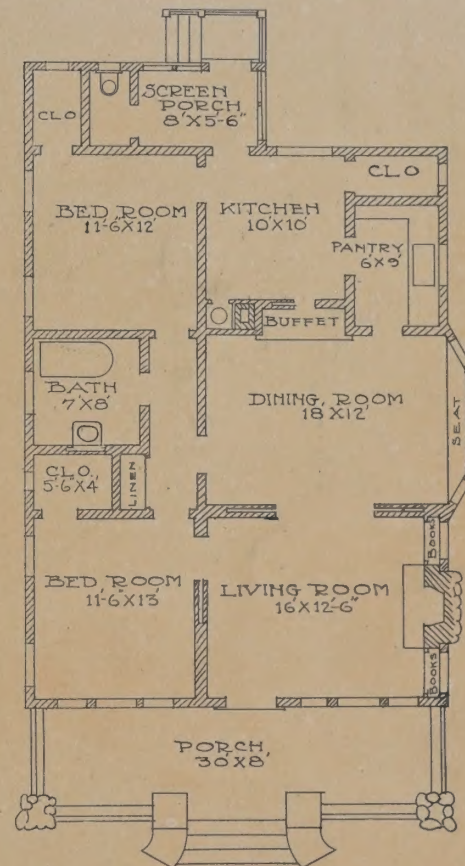
30 by 53 feet; cost about \$2500.00.

NUMBER 190-B.



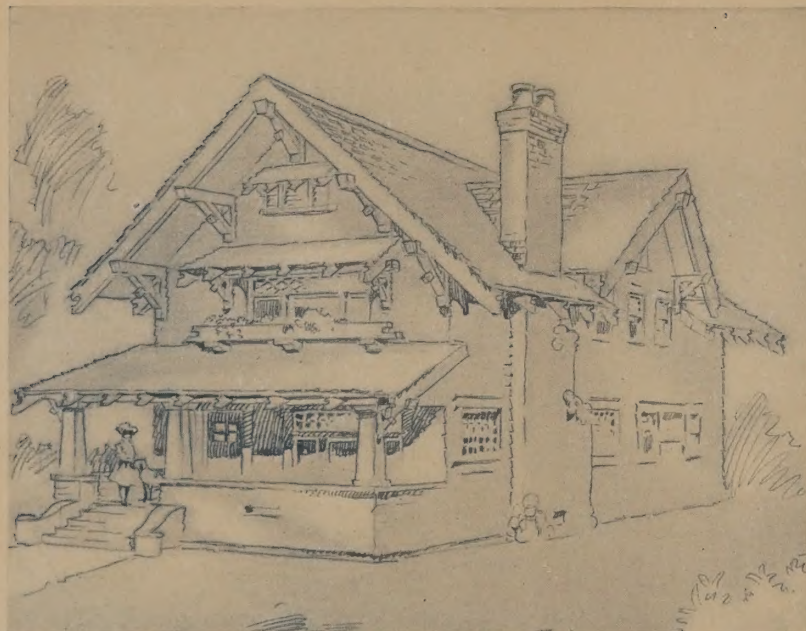
26 by 56 feet; cost about \$2100.00.

NUMBER 190-C. REVERSED.



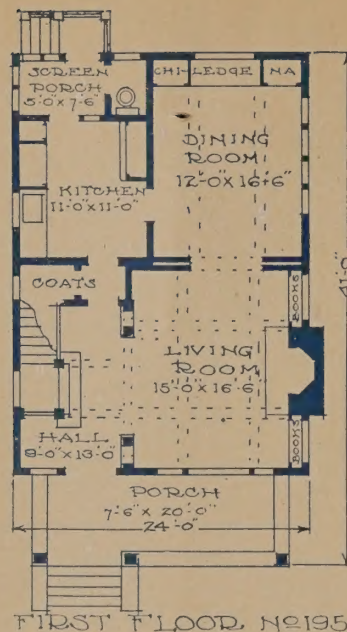
30 by 44 feet; cost about \$2200.00.

NUMBER 195.

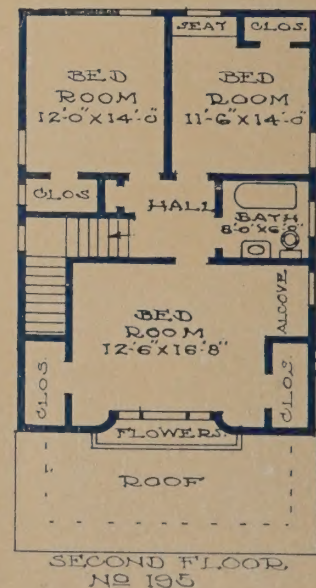


NUMBER 195. Nothing is more offensive to good taste in architecture than too much "gingerbread" trimming, but the artistic introduction of heavy roof brackets, flower boxes and overhanging shed-roofs greatly enhance the attractiveness of this beautiful and very popular home.

A pleasing effect is produced by the irregular boulders in the exposed brick chimney. Note the convenient, roomy interior, the abundance of closets, the open fireplace, with book shelves on each side, etc. Instead of a conventional buffet, the dining room has a china closet each side of window ledge. This house is 24 feet front by 41 feet deep, and with hardwood floors and beam ceilings in hall, dining and living rooms, has been built for \$2500.00.

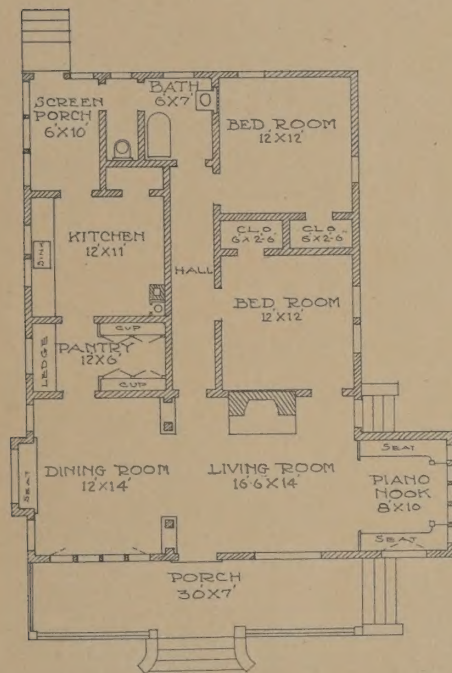


Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

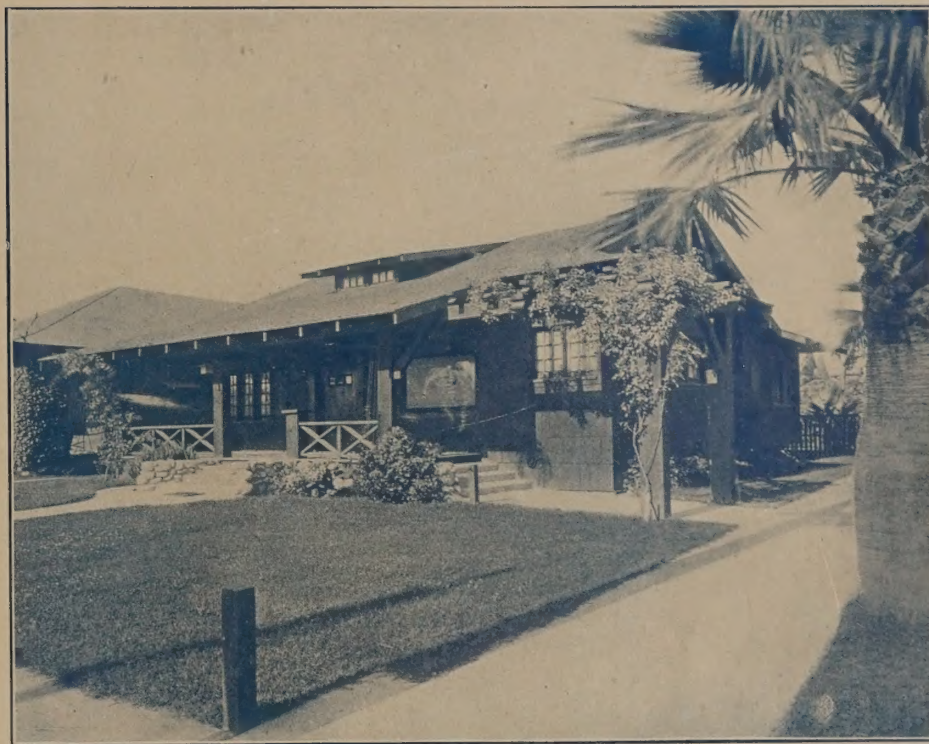


Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

NUMBER 196.



Floor Plan No. 196.



A charming little home for a 50-foot, or wider, lot. The outside construction is rough finish with shakes on the walls. Shingles or weatherboarding can be used if preferred. The piano alcove could be used for a den or office.

This house is 38 feet front, including nook, and about 50 feet deep, including front porch, and will cost about \$1800.00.

NUMBER 197.

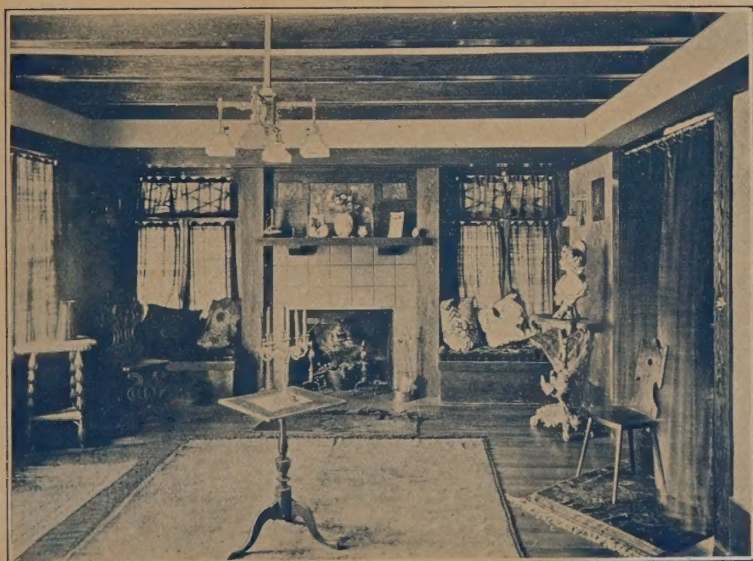


Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

This mission style Bungalow is of stucco construction over wood, with tile roof. The patio or court is a feature which is very popular in California. With its fountain, flowers, easy chairs, couches, etc., it makes a charming lounging or smoking room. Sometimes this patio is glass covered and enclosed on four sides, but more frequently it is open overhead and at one end. This home is 46 by 54 feet, and has been built for \$4000. In the second floor is one room only, which could be utilized as a den, smoking or billiard room. See floor plans and interiors on next page.

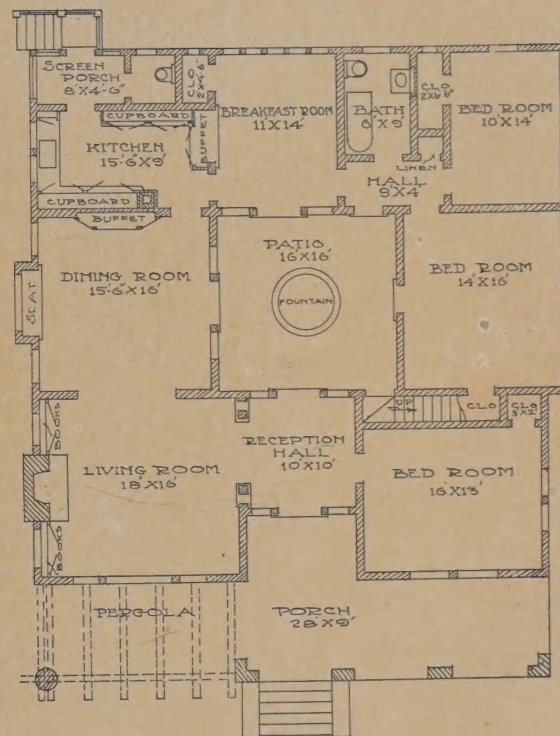


Dining Room of No. 197.



Living Room of No. 197.

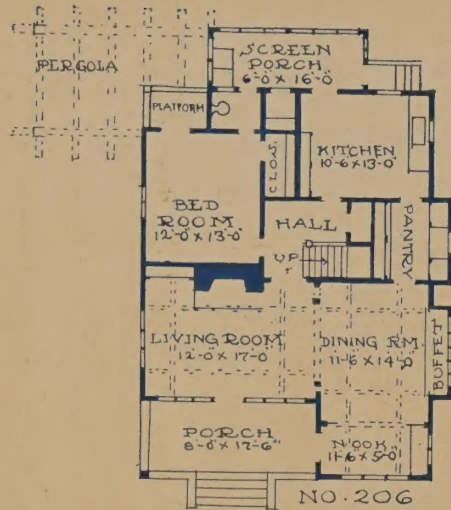
See elevation on page 44.



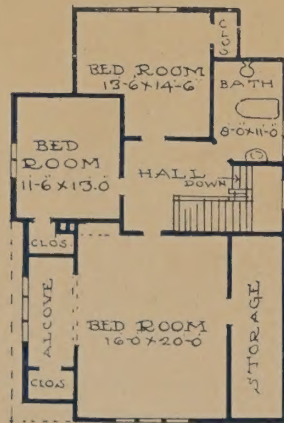
Floor Plan No. 197.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

NUMBER 206.

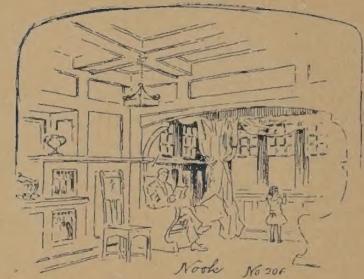


FIRST FLOOR PLAN



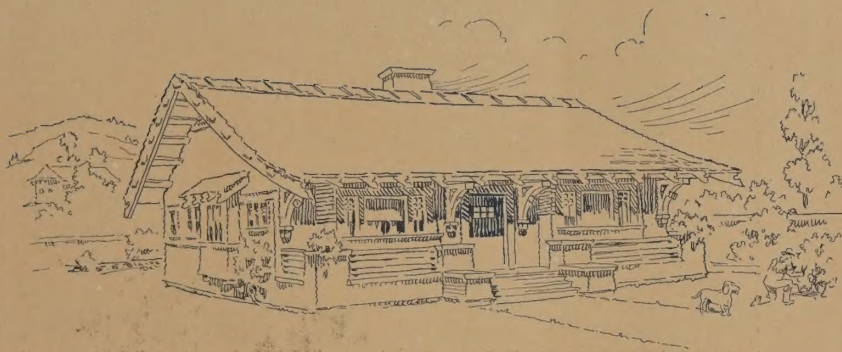
NO. 206
SECOND FLOOR PLAN

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

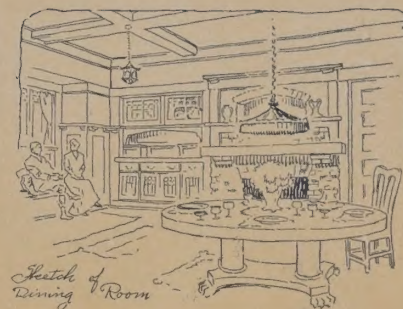


NUMBER 206 is a charming Bungalow of the Swiss Chalet style, and is especially effective on a corner lot. The house proper is 30 feet front by 40 feet deep, with gable end to the front, and it can be built for \$3200.00. Allowance is made for hardwood floors and beam ceilings in the two principal rooms, and the entire arrangement, inside and out, is artistic, cozy and beautiful. The small sketch gives an idea of the nook with wide mullion windows and seats in the front of dining room. It also gives a hint of a simple but effective beam ceiling scheme, with electric light drop fixtures, of which there are four in this room.

NUMBER 207.

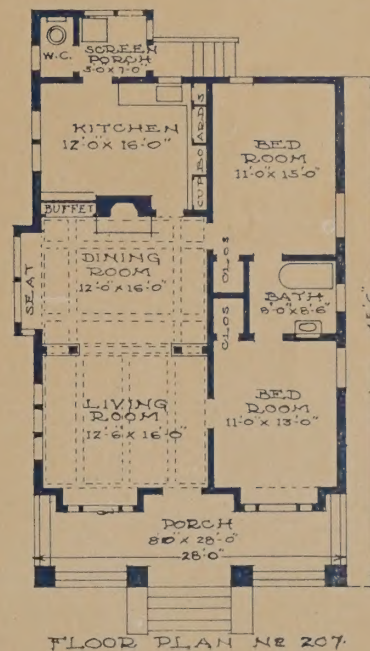


Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

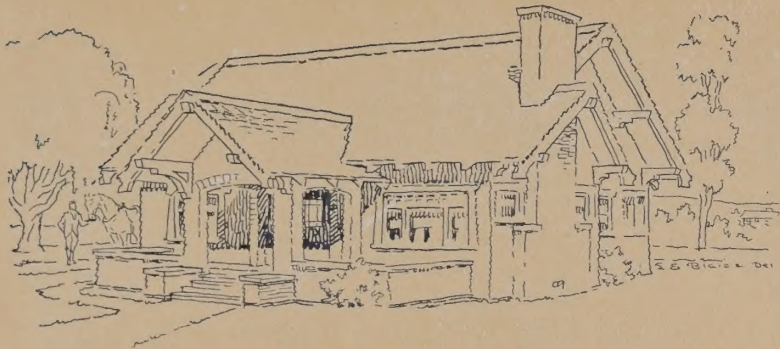


Sketch of Room
Dining Room

NUMBER 207. The demand for simple but artistic bungalows is so great that investors find great profit in building such a style as this to put on the market, and find no difficulty in selling. Note the pleasing effect of the brackets supporting the overhang of the eaves, the broad front porch, simple arrangement of rooms, etc. The house is 28 feet front by 45 feet deep over all, and with beam ceilings in living room and dining room as shown, it can be built for about \$1600.00. At slight additional expense hardwood floors and paneled wainscoting could be put in the living and dining rooms, and these, with the open fireplace and buffet as seen through the buttressed opening, would produce a charming effect.

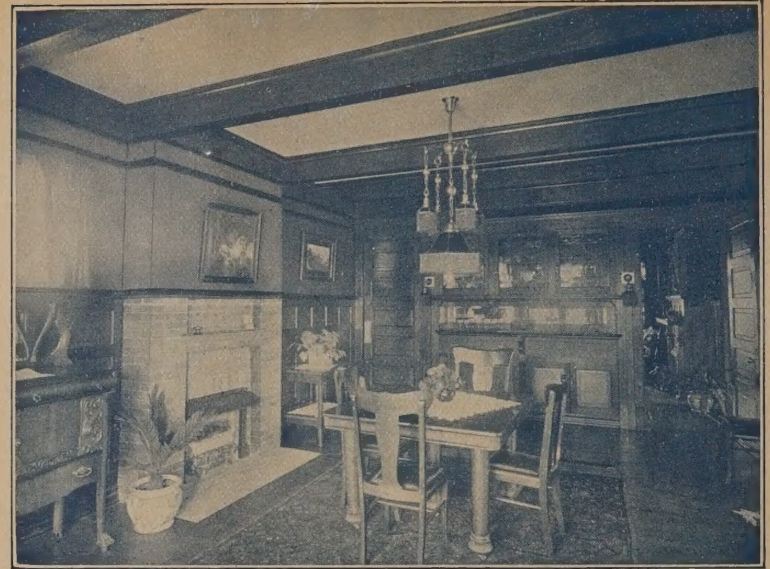


NUMBER 208.

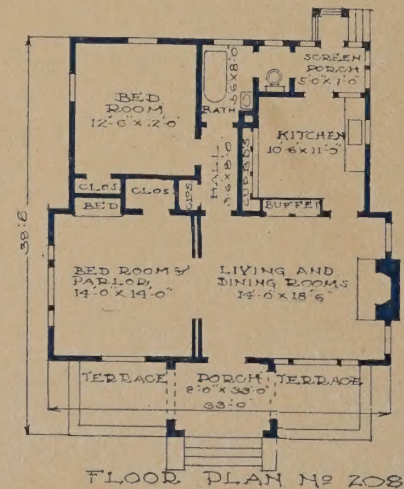


NUMBER 208. Coziness is the keynote to this charming home with many of the advantages of a more stately mansion. Expensive features are supplanted by economical necessities. The arrangement is fine, and in every way conducive to saving of steps. Size 33 feet front by 38 feet deep, and cost about \$1500.00. The exterior may be either shingles or weatherboarding. The large exposed chimney may be of plain dark burnt brick or clinker brick, with equally good effect.

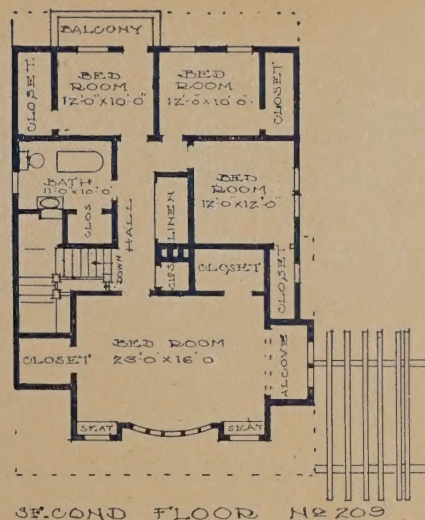
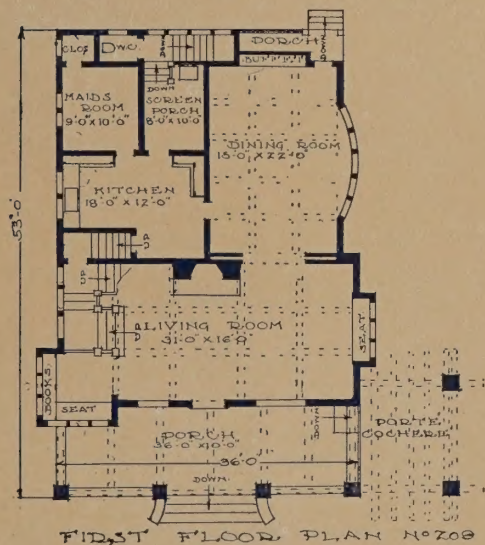
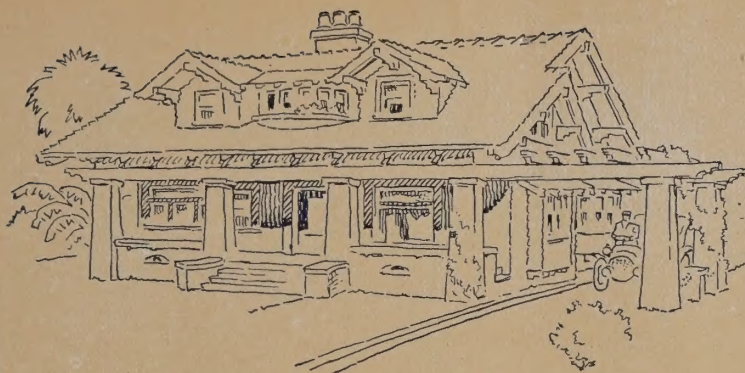
Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



Suggestion for Living and Dining Rooms.



NUMBER 209.

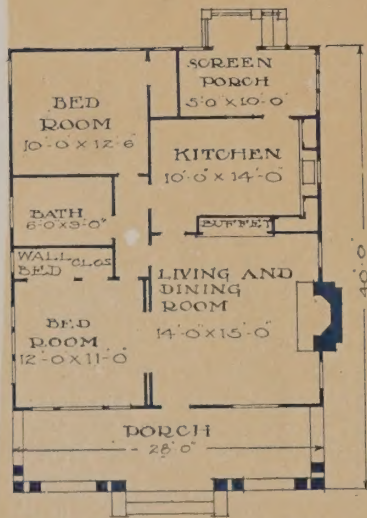
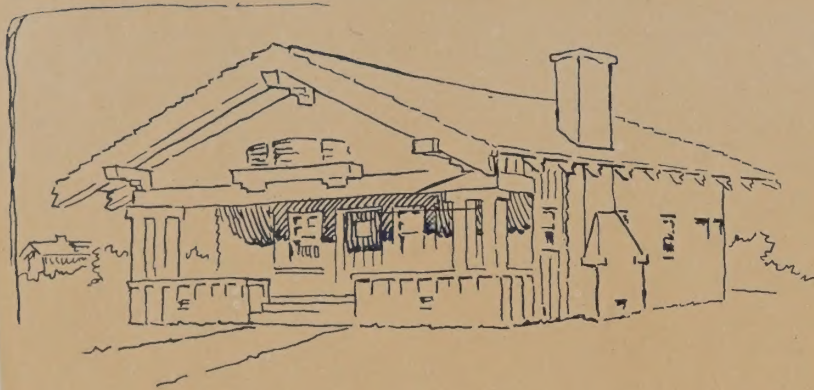


Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

NUMBER 209 is one of the handsomest homes we have built at anything near its cost (about \$4500.00). It has two full stories, and yet its exterior is a true Bungalow. Size 46 feet front (including porte-cochere) by 52 feet deep. Clapboard siding with shingled gables. Front porch and steps of cement, with brick piers and columns. The porch is covered by the overhanging house-roof, but the porte-cochere has pergola beams. Living room, dining room and front porch have beam ceilings. Hardwood floors in two main rooms. Note the cozy corner in living room, large fireplace, window seats and broad stairway and landing.

Note also the buffet kitchen with back stairs, maid's room on first floor, buffet and circle window in dining room, the fine large front chamber on second floor, with wide circle window, and cozy seats, the abundance of closets, bath room easily accessible from every bed room, the balcony at rear, etc., etc.

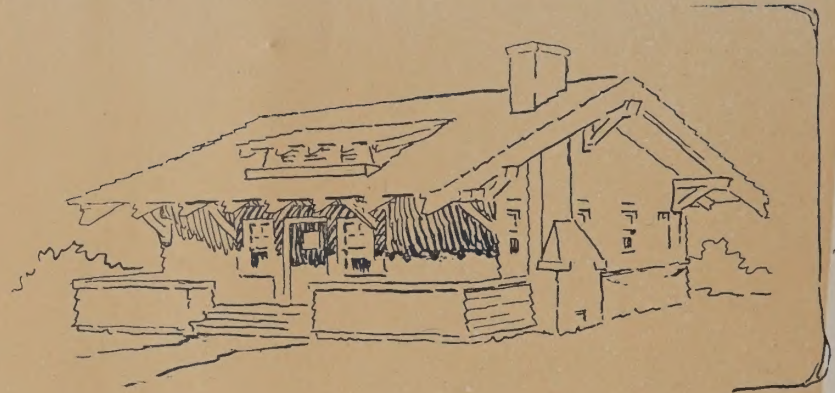
NUMBER 211.



FLOOR PLAN No. 211

NUMBER 211. Being constructed of plain boards and battens, with burlap inside, this makes a suitable abode for the summer resort along the lakes or seashore. In sunny California this style of building makes a comfortable home for the entire year. Size 28 by 40 feet; cost about \$800.00

NUMBER 212.



NUMBER 212. This type of the famous "Bungalow built for two," makes an ideal little home for the young couple just starting on their wedded career. Its economical planning does not detract from its artistic features. It is 28 feet by 40 feet, and can be built for \$1000.00 with weatherboarded or shingled exterior. If built as described under No. 211, it will cost about \$800.00. Floor plan is the same as No. 211, on this page.

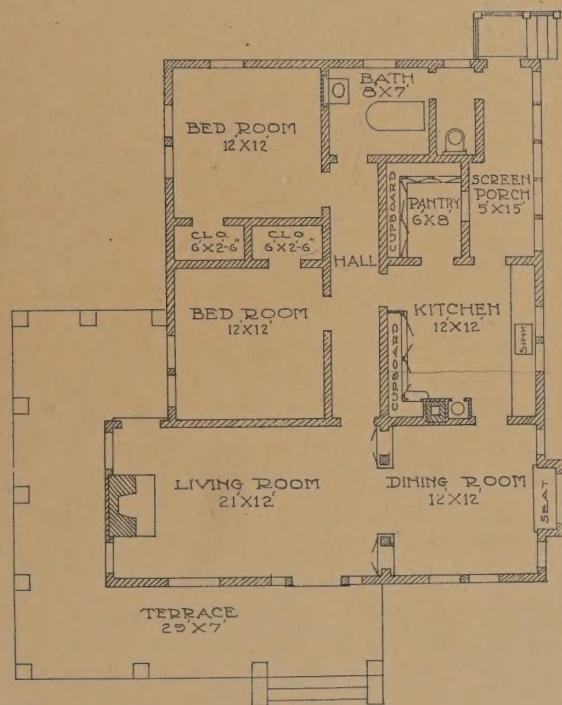
Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$5.00.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

NUMBER 215.



A snug little home, with plenty of terrace, suggestive of outdoor comfort. Room arrangement is excellent, and the buffet kitchen with cabinet pantry is an attractive feature. Size of main house is about 30 by 42 feet, and it will cost about \$1800.00.

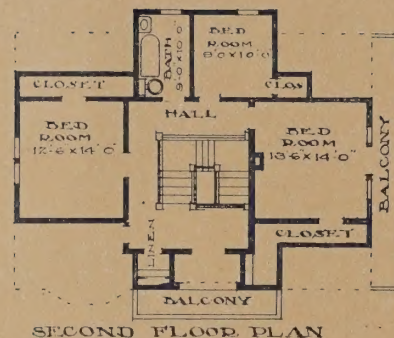


Floor Plan No. 215.

NUMBER 301.

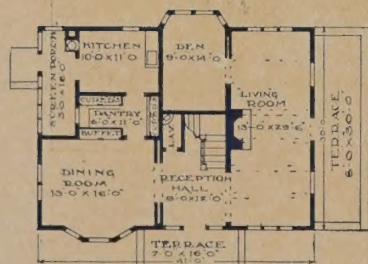


Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

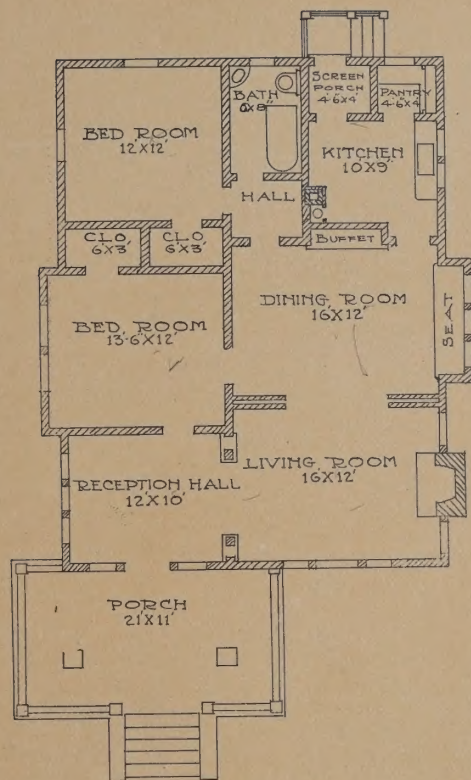


SECOND FLOOR PLAN

NUMBER 301. A modified story and half Swiss style with balconies and terraces, low rambling roof lines, and an interior arrangement well adapted to any locality. The principal rooms are treated with beam ceilings, panel wainscots and hardwood floors. The buffet in the dining room and mantel in the living room are noteworthy features. Note also the fine hall and stairway effect, and large den, which might be connected with the hall by a passage instead of the closet, and form an admirable office for a physician or other professional man. This house can be built for about \$2700.00. It is about 40 feet square, not including the side terrace.



FIRST FLOOR PLAN



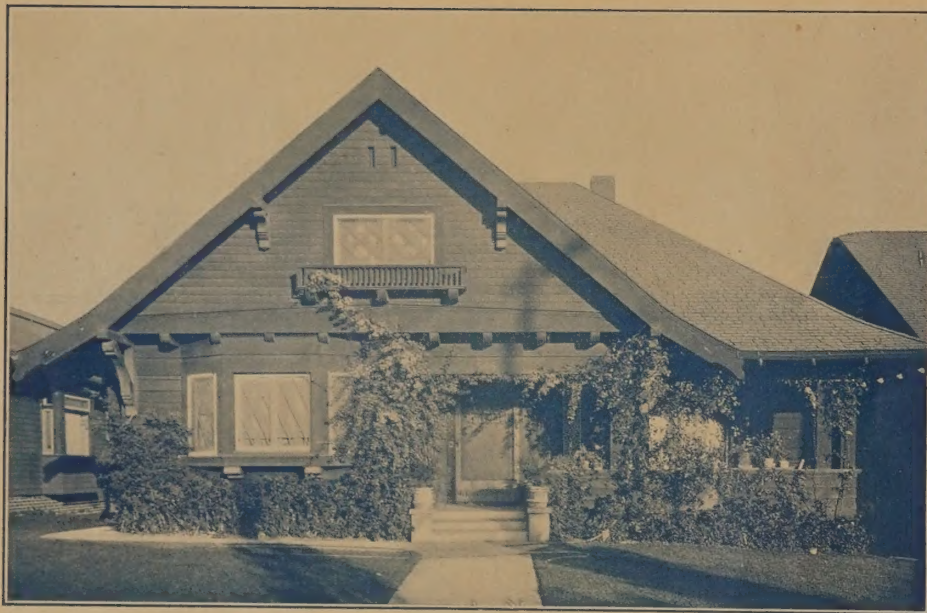
Floor Plan No. 310.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



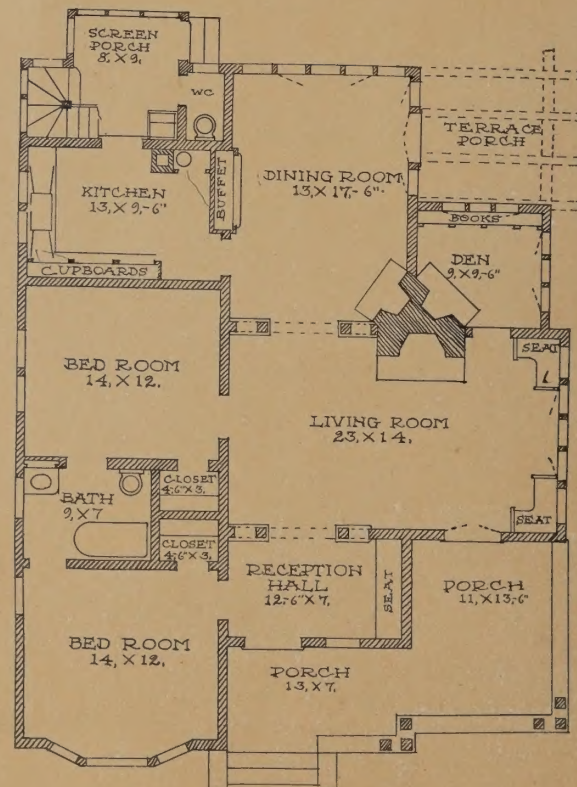
Clinker brick, shingled or re-sawed weatherboarding and shingle roof is the construction of this beautiful Bungalow. The kitchen is small, but has a fine buffet pantry; size 30 by 51 feet, and will cost about \$1800.00.

NUMBER 320, WITH ONE FLOOR.



NUMBER 320 is an exceptionally pretty design and lends itself peculiarly well to vines and flowers. The square part of front porch has been used as a lovely outdoor sitting room in each instance when the house has been built. The features are many; the reception hall with seat, the three open fireplaces, the cozy den, with book shelves, the large living room with corner seats, etc. Back stairs go up from the screen porch to the large storage room. Hardwood floors, beam ceilings and panel wainscot are planned for the living and dining rooms, reception hall and den; and the house, which is 38 by 48 feet, can be built for about \$2300.00. This house is also arranged with two floors; see next page.

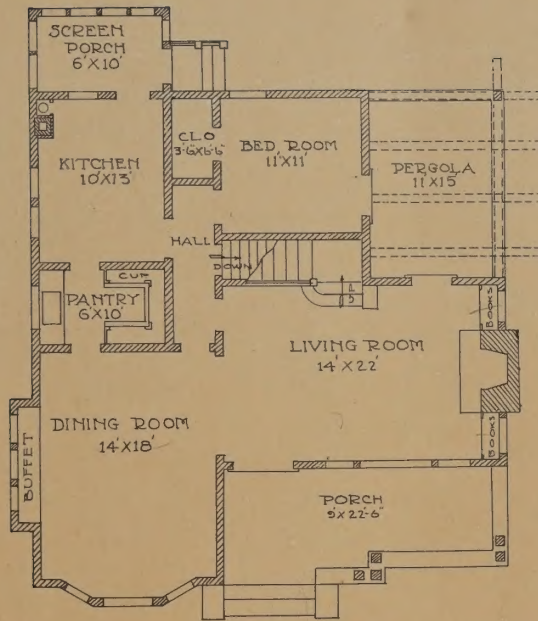
Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



Floor Plan No. 320.

NUMBER 320-A, WITH TWO FLOORS.

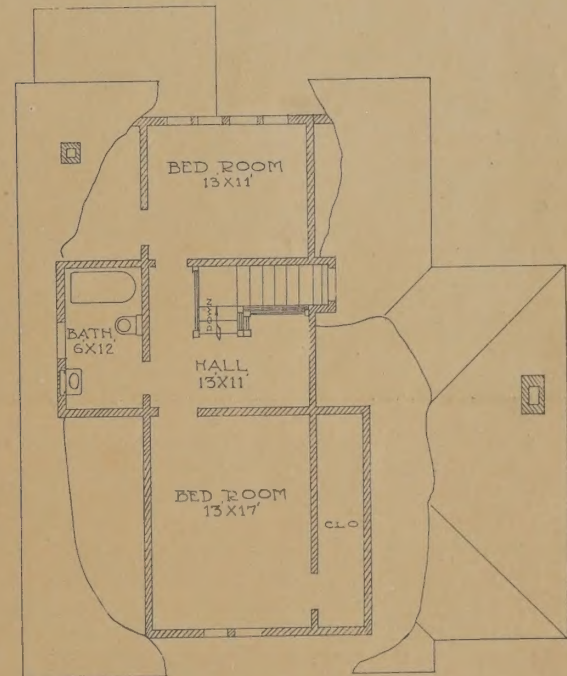
See elevation on page 54.



No. 320-A, First Floor.

The general outside appearance of this house is like No. 320 on preceding page. All changes, such as location of chimney, buffet, etc., are duly shown, No. 320-A being a complete and separate plan. This house is 38 feet by about 42 feet, and will cost about \$2800.00. For a small family an excellent arrangement would be to make a breakfast room of the bed room on first floor.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

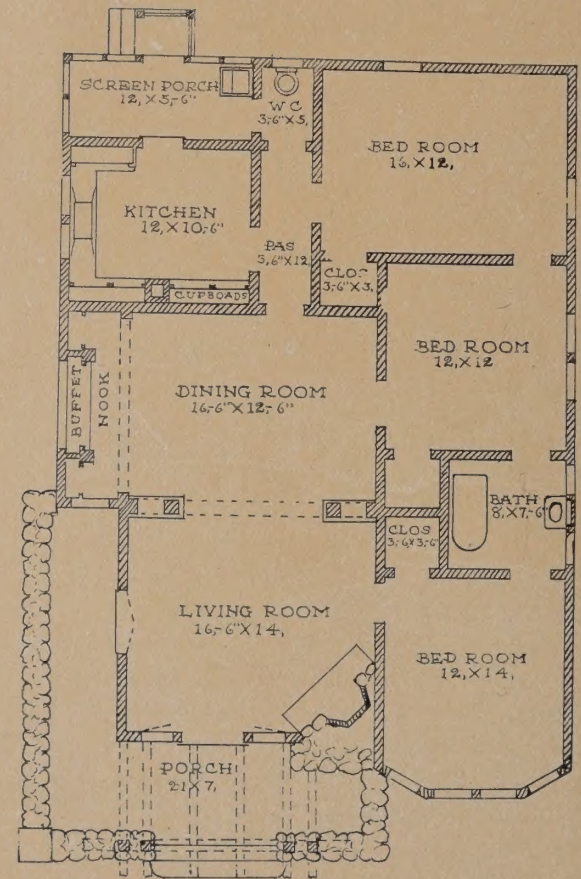


No. 320-A, Second Floor.

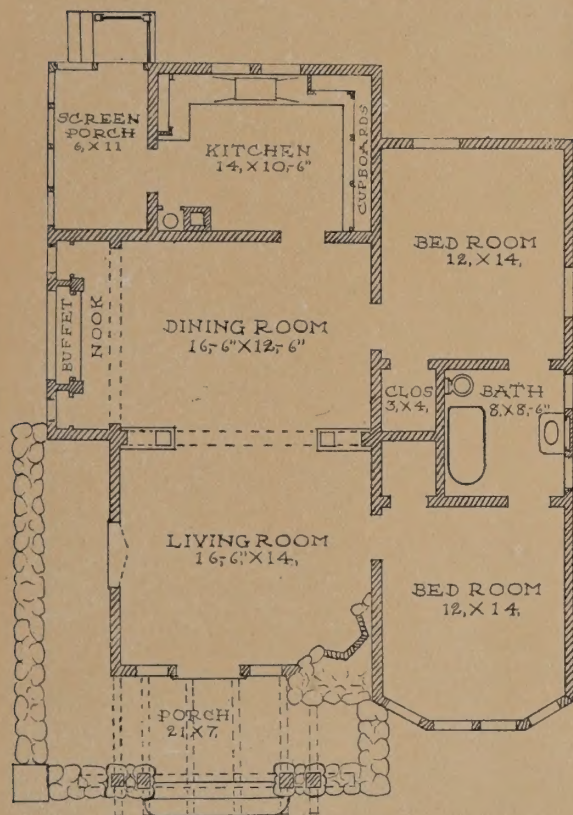


This quaint and attractive house, with its cobblestone porch wall and chimney, is 36 feet front by 52 feet deep over all, and will cost about \$2000.00. Three floor plans are given, showing five and six rooms, respectively. The rooms are large and well arranged, and the broad cobblestone fireplace in the living room, and the handsome buffet and nook across the end of the dining room are most attractive features. Bookcases are built in the buttresses on either side of the wide opening between the living and dining rooms. Hardwood floors and beam ceilings are contemplated for the two principal rooms, and a very complete buffet kitchen. Attention is invited to the terrace-porch, with its pergola beams, and the broad bay-window in the front bed chamber. If a covered front porch is preferred to the pergola, the plan is furnished thus altered without extra charge. See other floor plans on next page.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



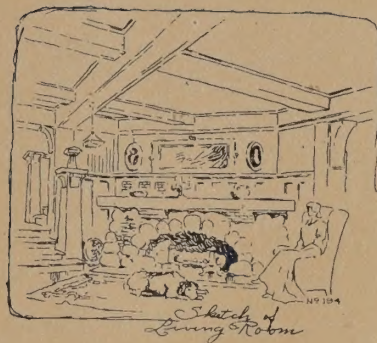
NUMBER 340-B.



Floor Plan No. 340-B.

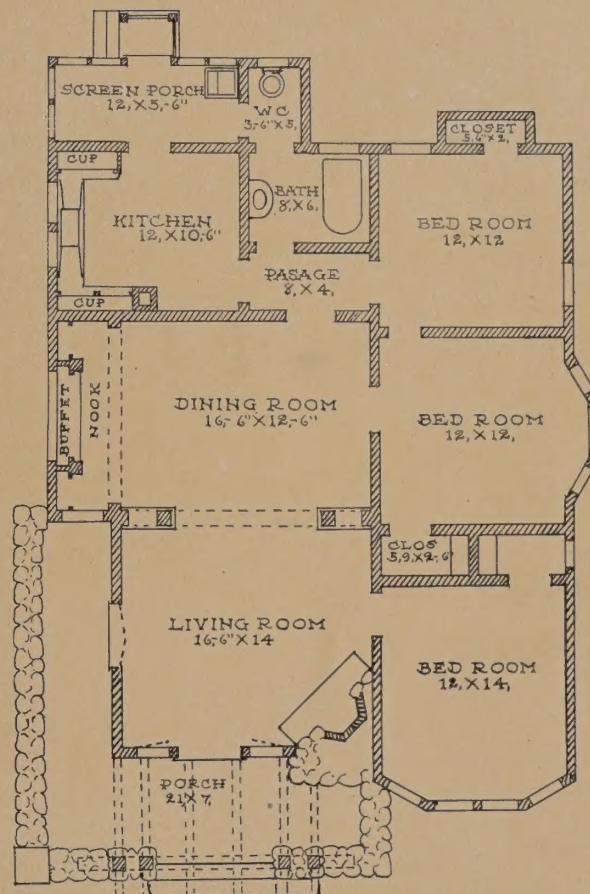
See exterior on preceding page.

Cost about \$1800.00.



Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

NUMBER 340-C.



Floor Plan No. 340-C.

See exterior on preceding page.

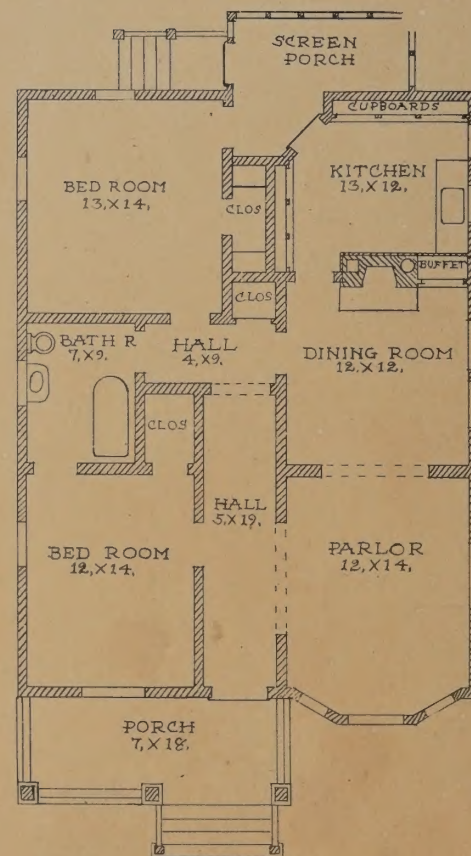
Cost about \$2000.00.



This is an excellent example of *multum in parvo* in architecture—much house and much convenience for little money. This house has been built several times for \$1600.00, including plumbing, electric light fixtures, etc.

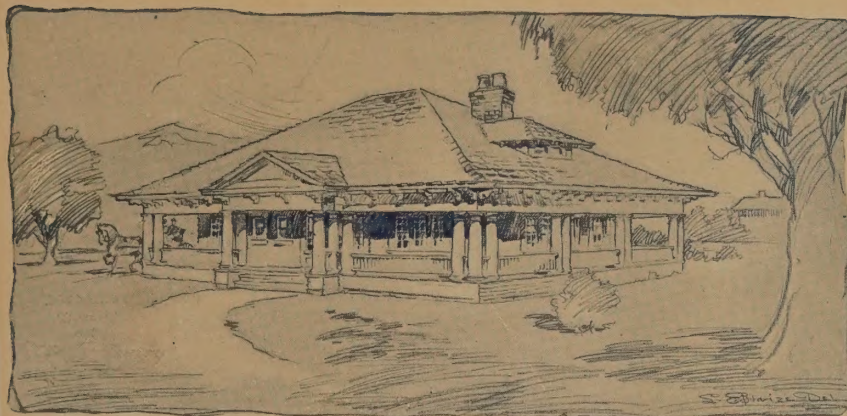
The exterior is plain but attractive, while the interior is a model of convenience. Attention is called to the easy accessibility of the bath room from any part of the house, a feature which will be noted in all of my plans. For the sake of convenience the straight entrance hall is used, but its lines are broken by the wide entrance to the living room. The spacious front and screen porches will be appreciated. The size of the house is 31 by 40 feet, not including porches.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$7.50.

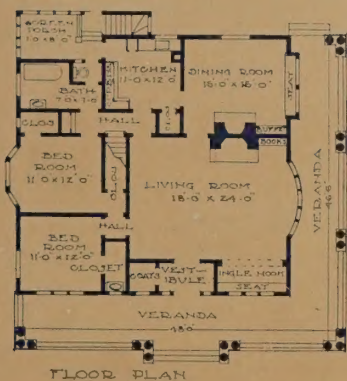


Floor Plan No. 343.

NUMBER 344.



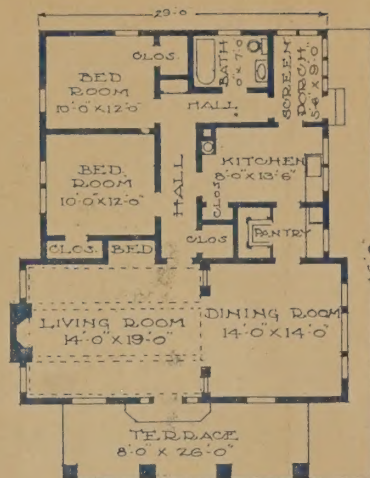
Construction: Weatherboarded, with shingled roof. Note the ample porch room. Size about 44 feet square, and cost about \$2000.



Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$7.50.

NUMBER 345.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$7.50.



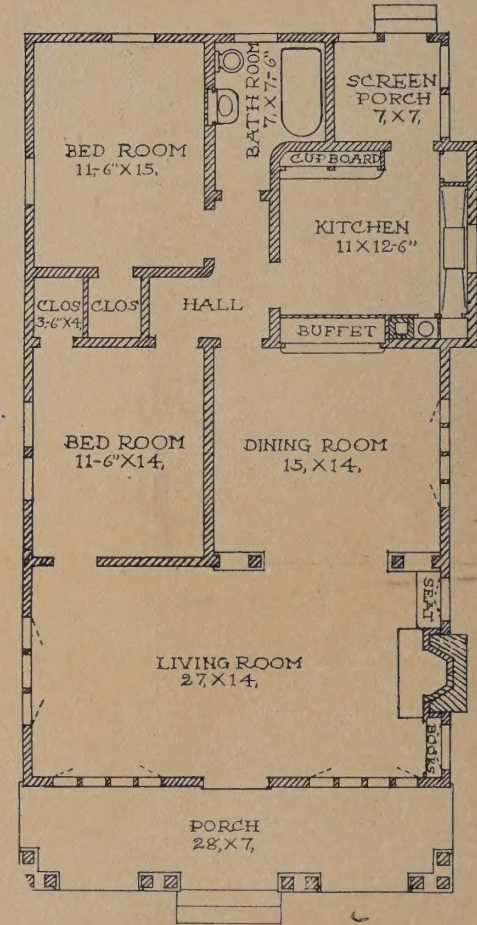
An excellent low priced house with a particularly good floor arrangement. Size about 30 by 46 feet, and cost about \$1000.00.





NUMBER 347. A very attractive design, with gable front and peculiarly adapted to a narrow lot. This house is 28 by 56 feet over all, and has clinker brick porch piers and chimney gracefully proportioned. Heavy chains between the porch piers give an old-fashioned quaintness. As shown in the cut, the ample front porch has a smooth cement floor, for which a wood floor might be substituted in a colder climate. Note the large living-room with pressed brick fireplace, on one side of which is a broad seat with capacious locker underneath, and on the other a low bookcase; the wide buffet in the dining room, the two good sized bed rooms with ample closets, and the convenient arrangement of the bath room. The two principal rooms have hardwood floors, and the house has a very handy buffet kitchen. This very popular home can be built for about \$1800.00.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



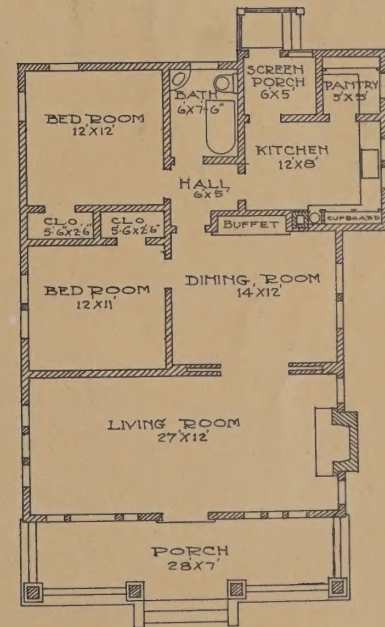
Floor Plan.

NUMBER 350.



A solid, compact little bungalow, the beauty of which is its almost severely plain lines but well balanced proportions. It looks like a home in every exterior aspect, and the cozy interior strengthens this impression. Size 28 by 46 feet, and will cost about \$1500.00. The buffet kitchen and pantry are attractive features.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

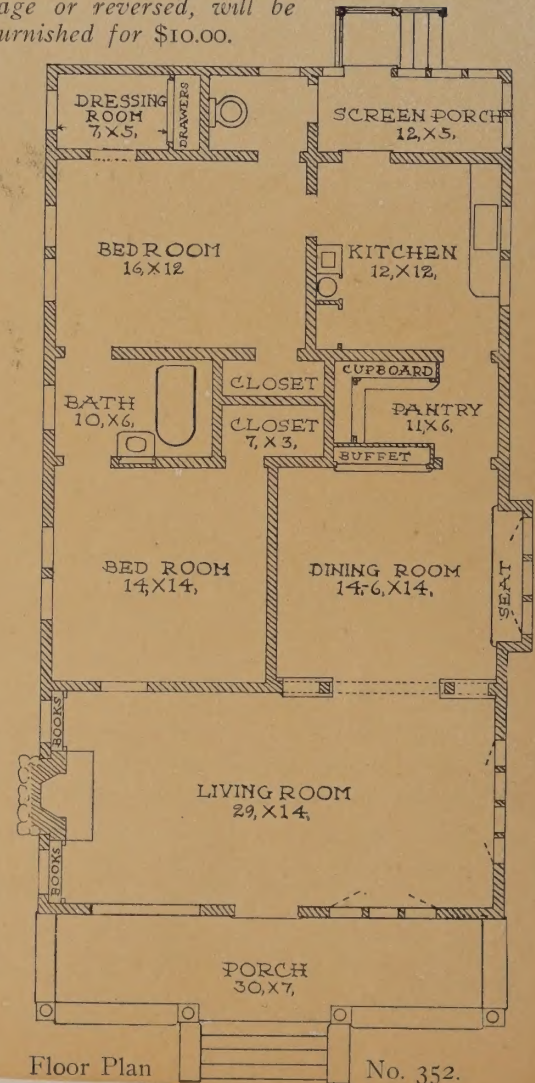


Floor Plan.



NUMBER 352 is a good example of a large roomy house at moderate cost. Every room is large, light and airy, and there is not an inch of waste space. The house is 30 feet front by 61 feet deep, and with beam ceilings and hardwood floors in living and dining rooms can be built for about \$2300.00. The exterior, with its cobblestone chimney and well proportioned lines, is very attractive, and the floor plans will repay careful examination. Note the broad brick fireplace and mantel with book shelves on either side, the window seat in the dining room, the butler's pantry between dining room and kitchen, and the small dressing room opening from the rear bed room. A most satisfactory house in every respect. See other floor plans for this elevation, on next page.

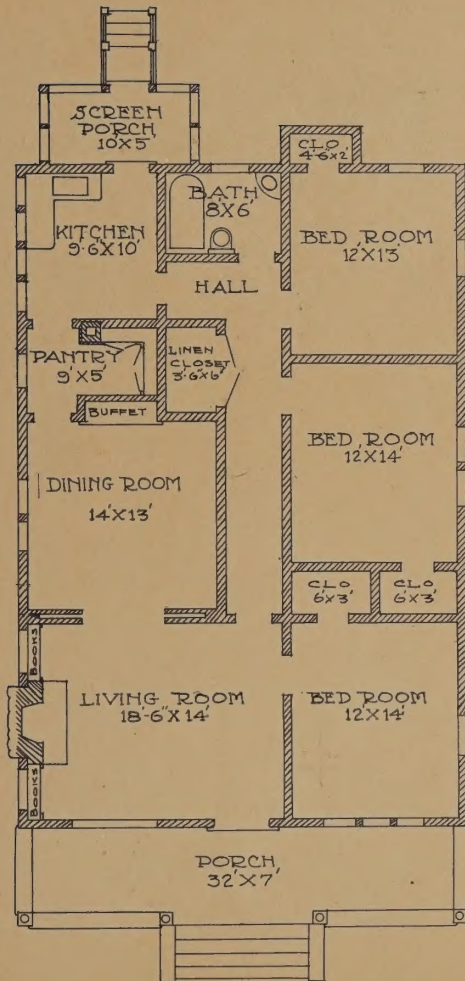
Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



ALTERNATE FLOOR PLANS FOR ELEVATION NUMBER 352.

See elevation on Page 62.

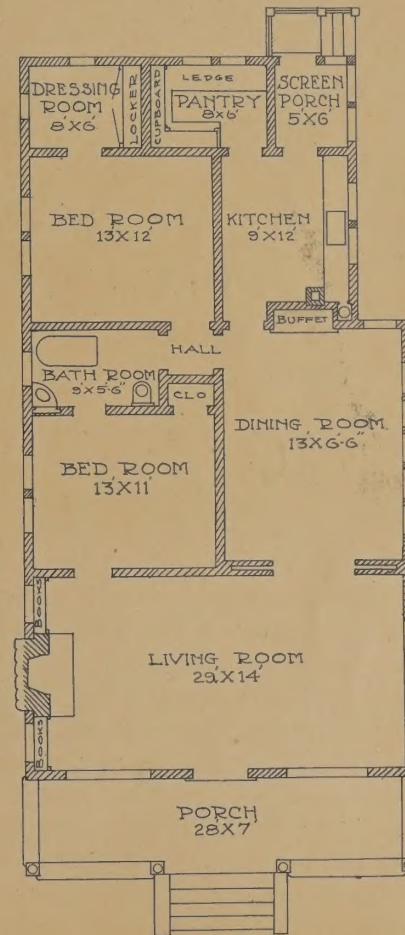
NUMBER 352-A.



Floor Plan No. 352-A.

Size 32 by 54 feet; cost about \$2200.00.

NUMBER 352-B.



Floor Plan No. 352-B.

Size 28 by 59 feet; cost about \$2100.00.

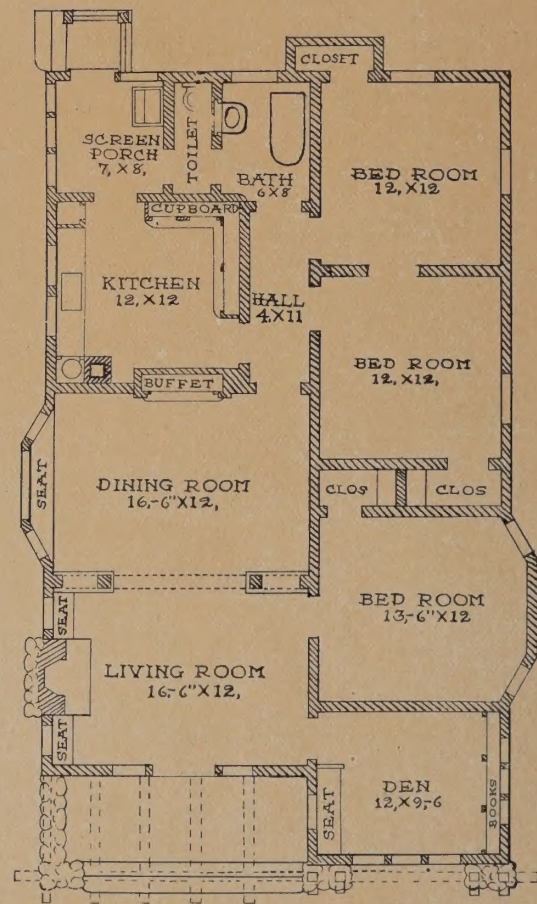
Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

NUMBER 356.



NUMBER 356 has been universally voted a little gem. Its artistic exterior, set off by cobblestone chimney and porch pillars, is as attractive as its cozy interior is comfortable and convenient. It is 30 by 52 feet, with seven rooms. It can be built for about \$2000.00, with hardwood floors, beam ceilings and panel wainscoting in living and dining rooms and den. The plan merits close study, and the rooms throughout lend themselves to dainty decorations and inviting furniture—not necessarily expensive. The den, with its roomy book shelves and seat; the living room with broad open fireplace and cozy corners; the arrangement for separate toilet and bath room and the dining room with buffet and window seat, are all features which attract. This plan can be had without extra charge with roof carried down over the front porch instead of with pergola, as shown above. See other floor plans for this elevation on next page.

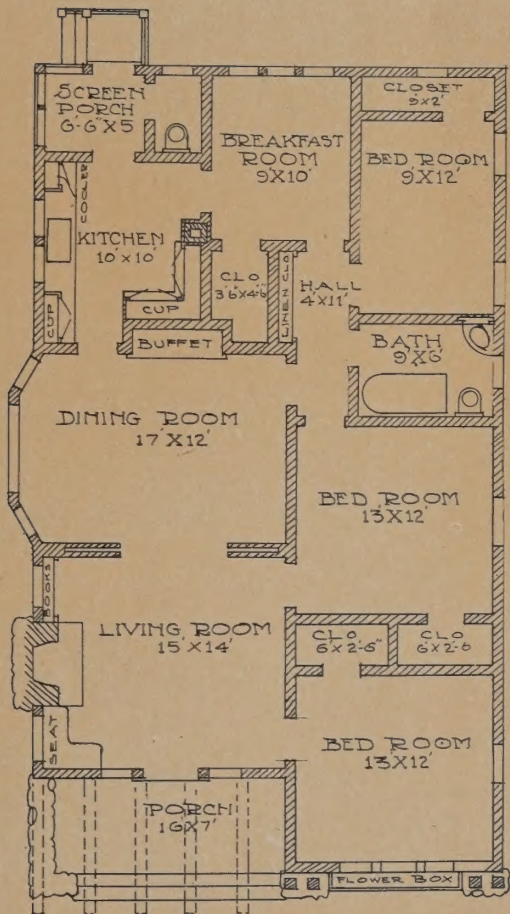
Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



Floor Plan No. 356.

ALTERNATE FLOOR PLANS FOR ELEVATION NUMBER 356.

NUMBER 356-A.

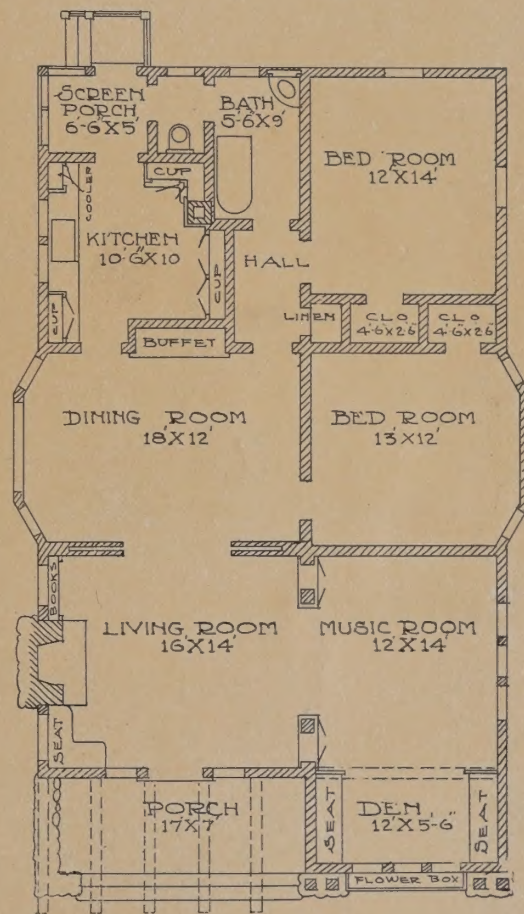


Floor Plan No. 356-A.

See elevation on page 64.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

NUMBER 356-B.

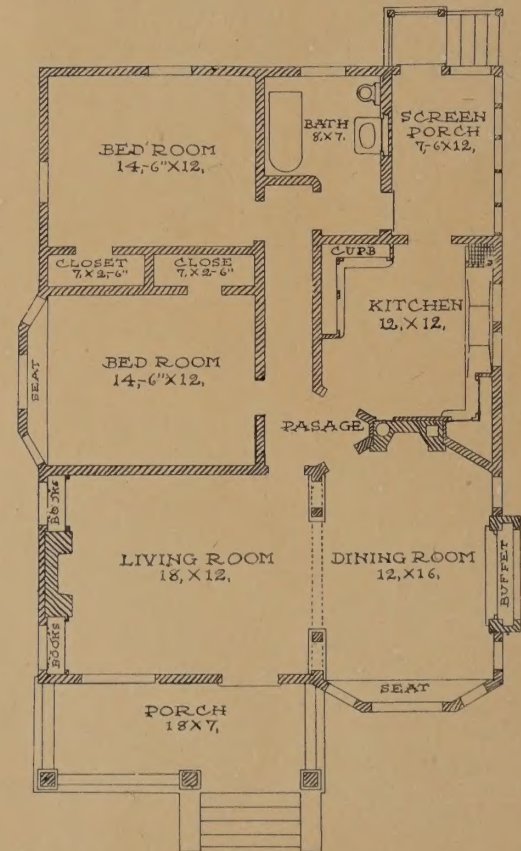


Floor Plan No. 356-B.



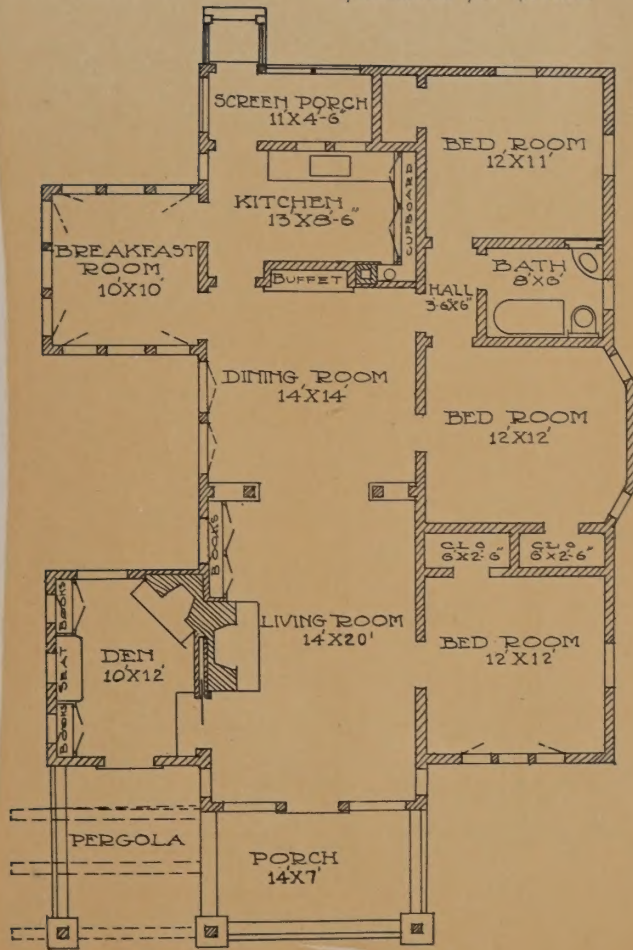
NUMBER 357 has a pleasing exterior and a very attractive interior. It is 32 feet front by 48 feet deep (not including back porch), and can be built for about \$2000.00, with hardwood floors and beam ceilings in the living and dining rooms. It has two open fireplaces, buffet kitchen and large screen porch. The connection between kitchen, dining room and hall is very cleverly arranged. the dining room is a beautiful octagonal apartment, and lends itself to tasteful furnishing and decorating. The buffet in the dining room is unusual in design, and has a stained glass window back in dull, well-blended colors, much enhancing the attractiveness of the array of dishes, glass and silverware. In every way I can recommend this house to every lover of a snug, artistic home.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



Floor Plan.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

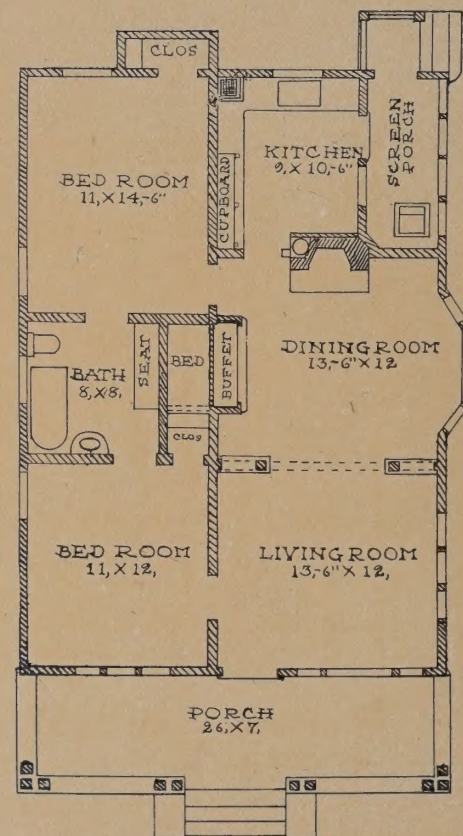


The picture of this classy little Bungalow was made before it was quite completed. It is a charming little nest, and the room arrangement will repay a close inspection. Size 38 by 57 feet, and will cost about \$2400.00. This house is peculiarly adapted to the requirements of a physician or other professional man.



NUMBER 359 is a very pretty and convenient five-room Bungalow, 26 feet front by 44 feet deep, and can be built for about \$1500.00. Its special features are the fine large front porch, the bath room between and connecting with the two bed rooms, the buffet kitchen, the open fireplace, and buffet in dining room, and good-sized screen porch with wash tray. The plan calls for a disappearing bed which is concealed by a panel under the buffet, and runs back under the closet and the seat in the bath room when not in use. In case of emergency, when an extra bed is wanted, it pulls out into the dining room, and so easily are these beds adjusted that a child can pull them out with one finger. Perfect ventilation is ingeniously arranged for when the bed is pushed back into its enclosure, and the plan is as wholesome and hygienic as it is convenient. See other floor plans for this elevation on page 69.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

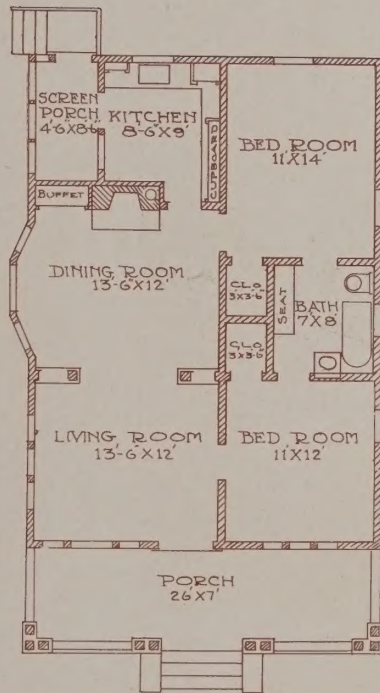


Floor Plan No. 359.

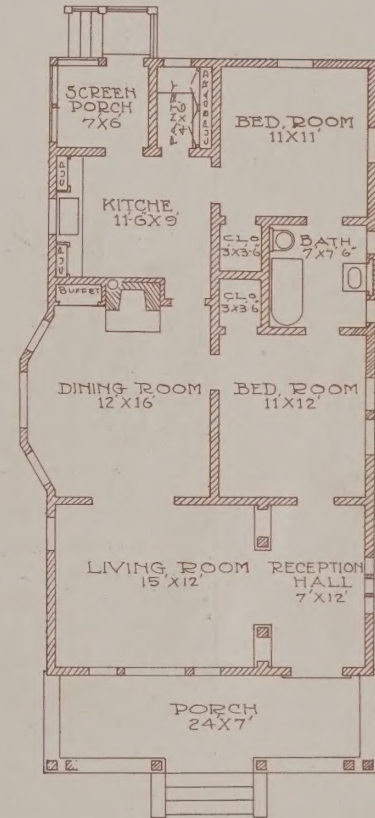
ALTERNATE FLOOR PLANS FOR NUMBER 359.

See elevation on page 68.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



Floor Plan No. 359-A. Reversed and without disappearing bed. Size 26 by 44 feet. Cost about \$1500.00. This house is made either 24, 26 or 28 feet wide.



Floor Plan No. 359-B. With Reception Hall and front door at one side. Size 24 by 46 feet. Cost about \$1400.00. This house can be made either 24, 26 or 28 feet wide.

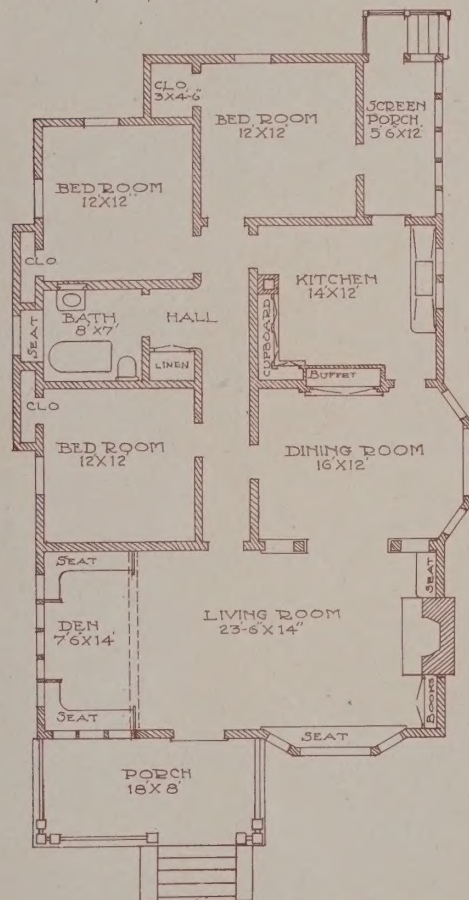
NUMBER 360.



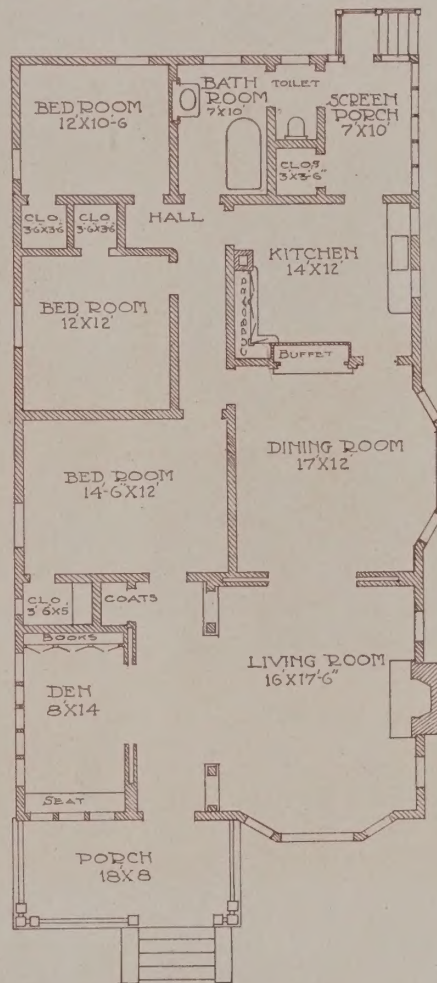
Number 360 has shingled and cobble stone exterior with shingle roof. For floor plans and cost of this beautiful home see next page. It is carried in stock in three sizes and three arrangements.

ALTERNATE FLOOR PLANS FOR HOUSE NUMBER 360. EXTERIOR ON PAGE 70.

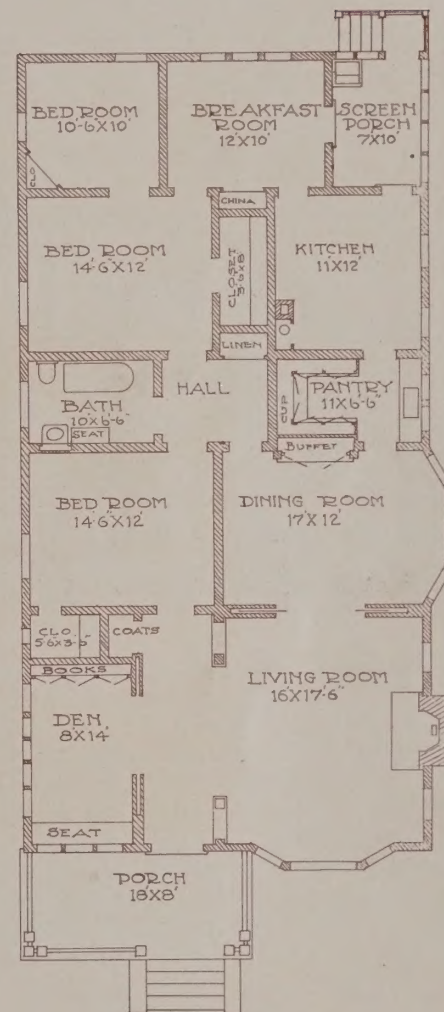
Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



Floor Plan No. 360.
Size 32 by 50 feet; cost \$2100.00.



Floor Plan No. 360-A.
Size 30 by 58½ feet; cost \$2400.00.



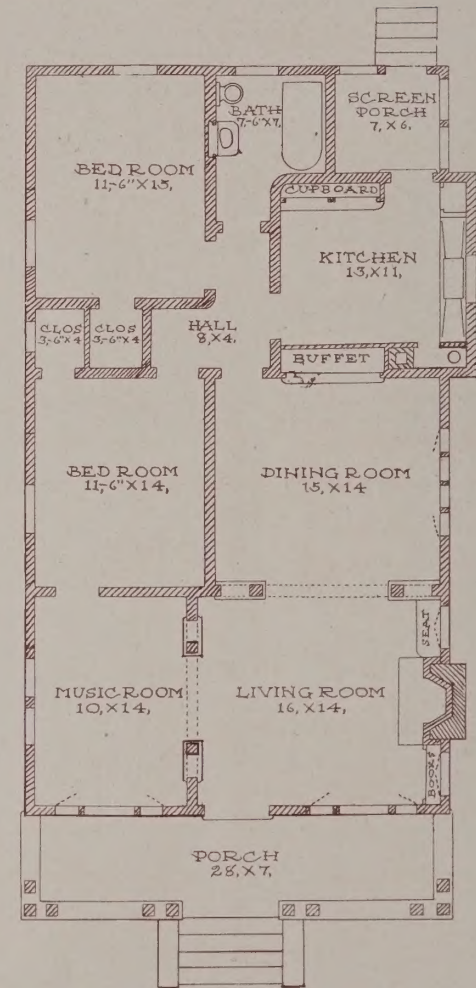
Floor Plan No. 360-B.
Size 32 by 61 feet; cost \$2500.00.



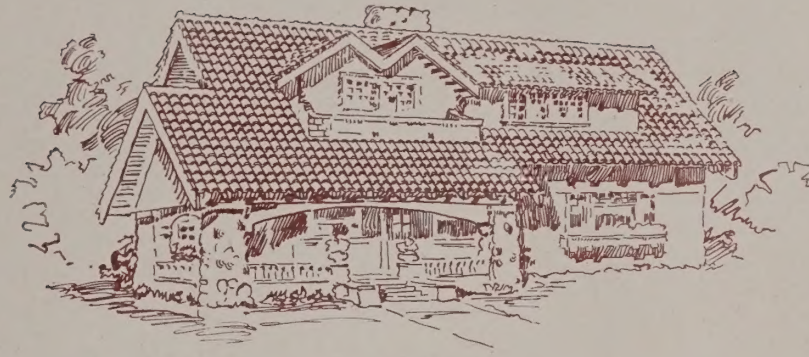
A good substantial home, with every requisite for comfort. This plan is well adapted to the seashore, but quite as suitable for any location. The music room opens out of the living room and has two high windows over the space for piano. Of course, if so desired, this room could be used for a den, or, with slight alteration, as an extra bed room. The features are well shown on the floor plan, and hardwood floors and paneled wainscot are provided for in the music, living and dining rooms.

The house is 28 feet front by 54 feet, and it can be built for about \$1800.00. The picture was made from a newly finished house, and the imagination must supply flowers, trees, shrubbery, vines, etc. In fact, this remark applies to many of the exteriors illustrated in this book.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



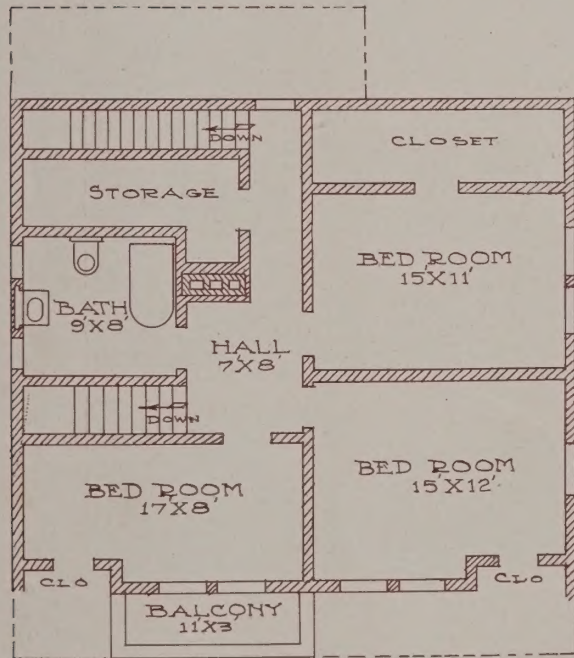
Floor Plan.



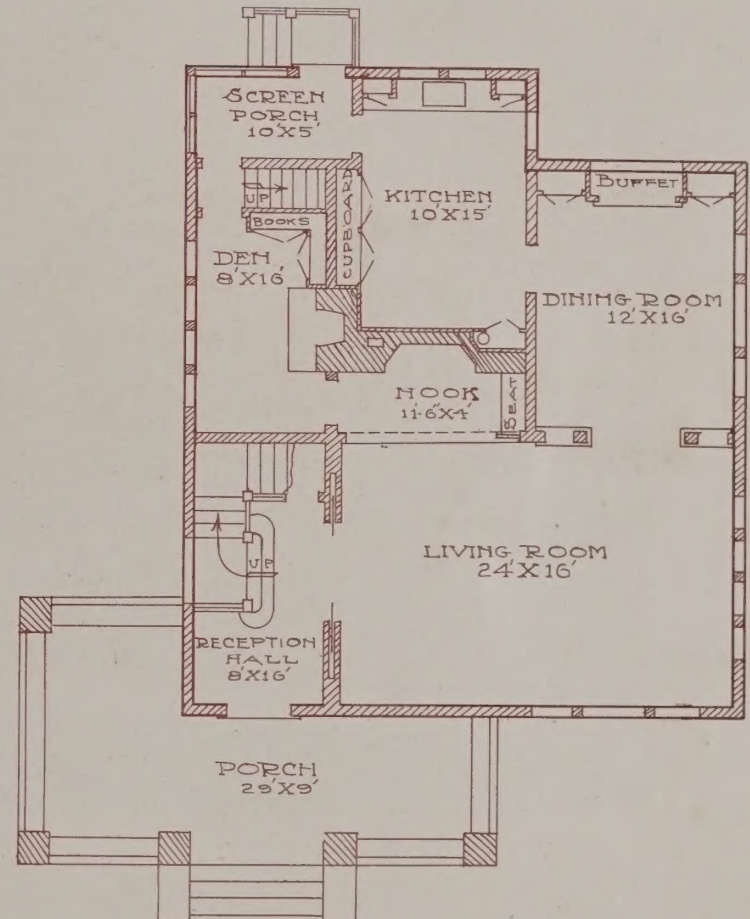
Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

A charming house for any locality, but especially adapted to the hot midday sun of Arizona and adjacent states. If any house can be cool under any conditions, this, with its broad tile roof and hollow tile walls will surely be so. The floor plans are especially good, and I recommend this house in all confidence for any climate.

Size without porch extension, 34 by 40 feet, and can be built for about \$4000.00. This house can also be built of brick or concrete, but hollow tiles are always dry, cool in summer, warm in winter, and sanitary and healthful at all times.



Second Floor Plan.



First Floor Plan.

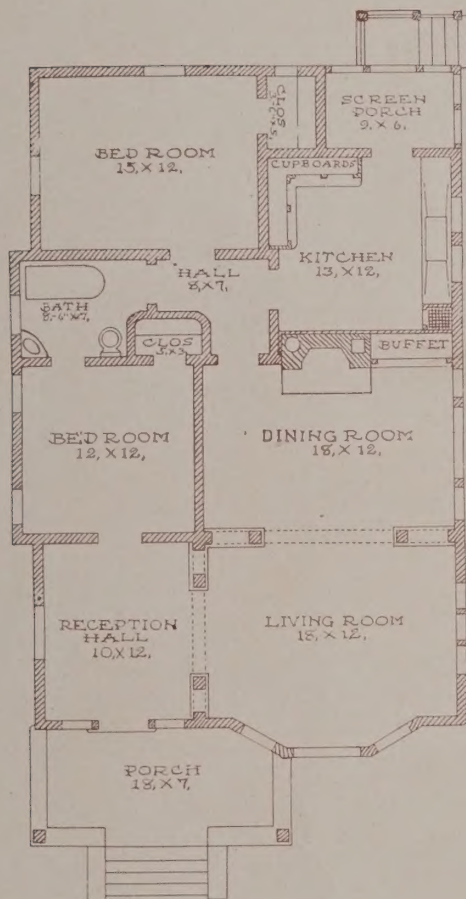
NUMBER 374.

NUMBER 375.



See floor plans on next page.

NUMBER 374.



Floor Plan No. 374.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

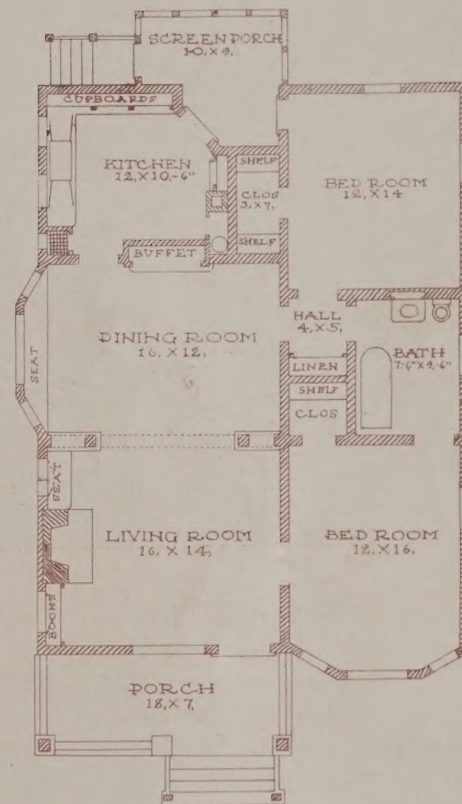
NUMBERS 374 and 375 are pretty little homes with well arranged interiors. They have pressed brick fireplaces and mantels, and many features for comfort and convenience which are shown in the plans.

Number 374 is 30 by 53 feet over all, and can be built for about \$1650.00.

Number 375 is 30 by 45 feet over all, and will cost about \$1550.00. Both are finished with panel wainscot in the principal rooms.

A front view of No. 375 may be seen on another page in this book, where with different floor plan it is given as house No. 343.

NUMBER 375.

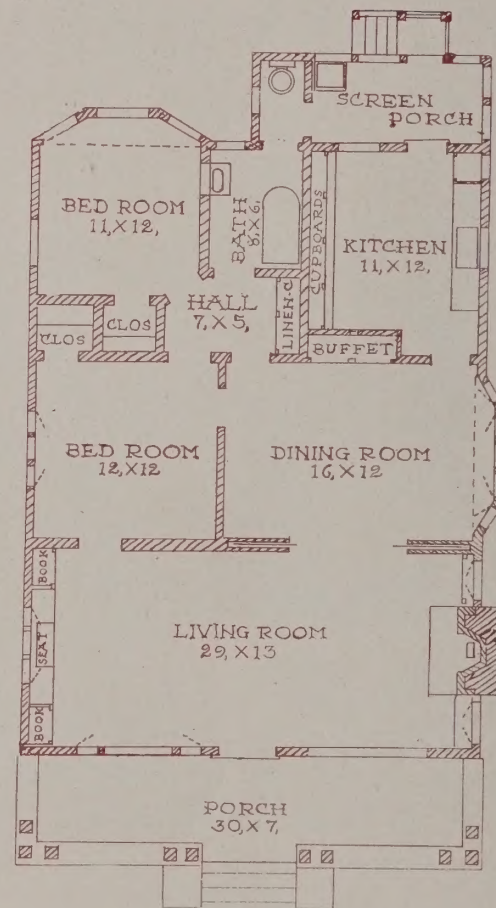


Floor Plan No. 375.

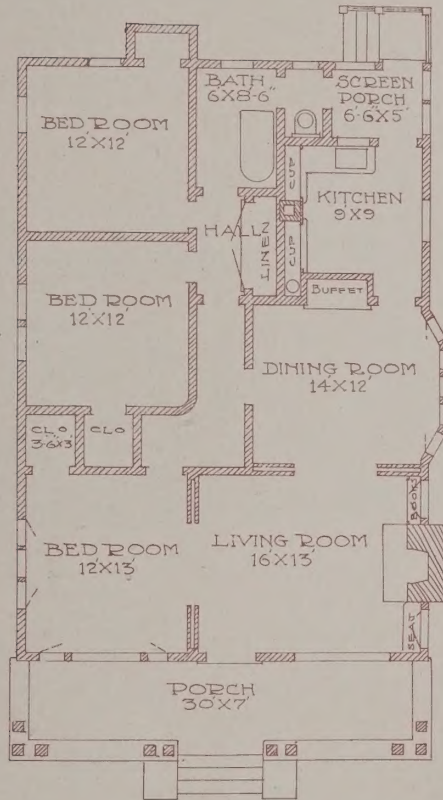


This is one of my favorite plans, and has pleased its owners every time it has been built. It is a typical Bungalow, with low roof, broken by long shed dormer, wide overhanging eaves and gables, battered side walls to the belt course, exposed chimney and fine large front porch. It is 30 feet by 52 feet over all, and can be built for about \$1900.00. The interior may well be considered a model plan. Note the fireplace, with seats, and the broad window seat, with book shelves in the living room; wide buffet, bay-window and ledge in dining room; convenient arrangement of rear rooms with separate toilet and bath; screen porch with wash trays; large buffet kitchen, etc. Alternate floor plans for this exterior are shown on next page.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

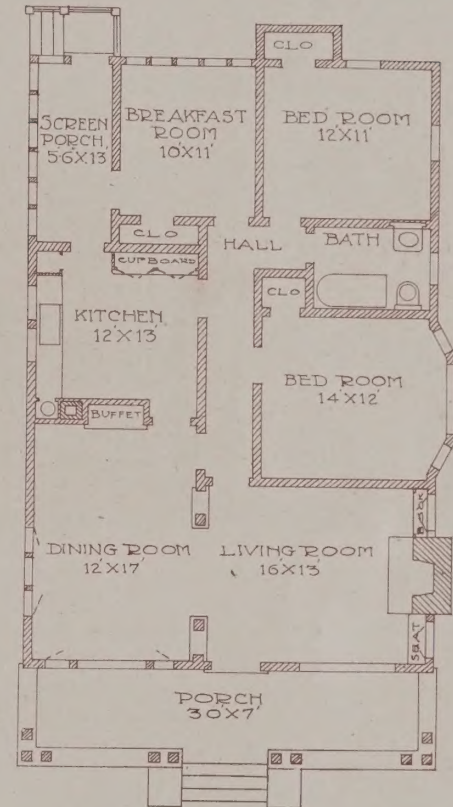


ALTERNATE FLOOR PLANS FOR EXTERIOR No. 382, ON PRECEDING PAGE.



Floor Plan No. 382-A.
Cost about \$1900.00

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

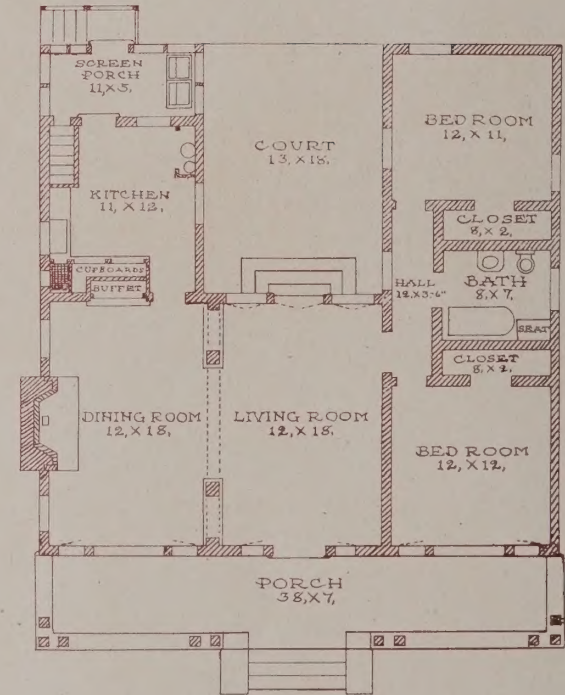


Floor Plan No. 382-B.
Cost about \$2000.00.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



This house is somewhat after the Spanish style of home building in its interior arrangement. The elevation is very attractive and inviting, with its large front porch, wide windows and low overhanging roof, but the interior is still more so. The spacious living room runs through and opens with French windows to the open court or "patio." Dining room and living room are practically one large room, with hardwood floors, beam ceilings and panel wainscoting. There is a large open fireplace in the dining room. Bath room is conveniently located, with good economy of hall space. Kitchen has good cupboards, cooling closet, etc., and stairs leading up to second floor, where there is abundant storage room and where a servant's room can be built if desired. Stationary wash trays on screen porch are provided; in fact these are included in nearly all of my plans. This commodious home is 38 feet front by 44 feet deep, and can be built for about \$2150.00



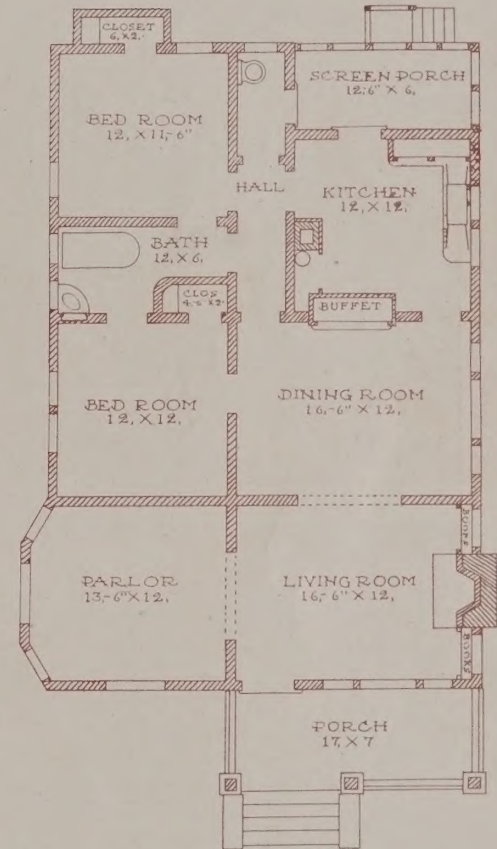
Floor Plan No. 386.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



This is an inexpensive house in the best meaning of the term. It has very pretty exterior lines, broken artistically by large brackets, window boxes, etc.; a good roomy porch with brick foundation and pillars. Clinker brick may be used if desired.

The floor plan is self-explanatory. Note the open fireplace with book shelves under the high windows on either side; the large buffet in dining room; the handy kitchen and screen porch; convenient bath room, etc. This plan shows a parlor, but this could readily be arranged for a bed room or den if desired. The house is 30 feet by 44 feet, and can be built for about \$1675.00.



Floor Plan No. 387.

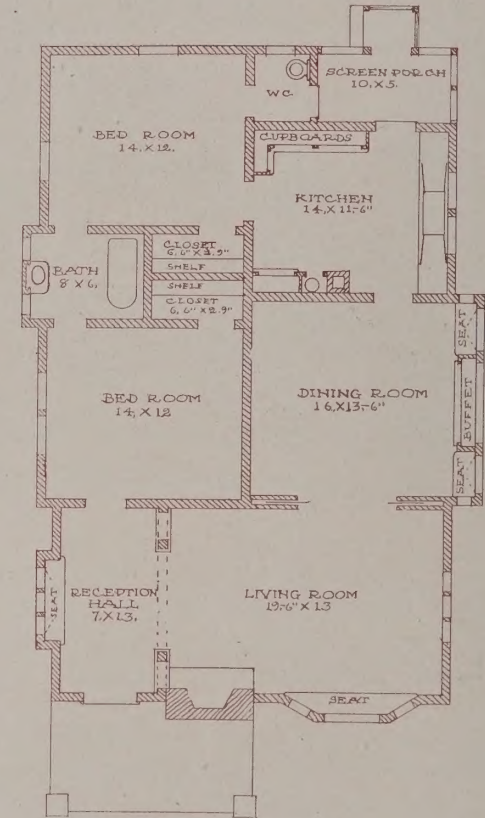
NUMBER 389.



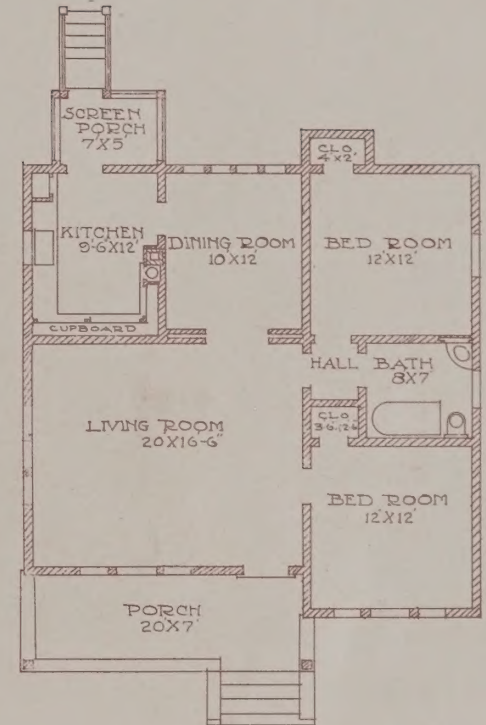
Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

NUMBER 389. A beautiful little Bungalow, which is peculiarly adapted to vines, flowers and shrubbery. Its solid exterior with massive brick chimney, terrace porch and broad bay window opening from living room are very attractive features.

The arrangement of the rooms is excellent. Note the cozy seats in hall and two main rooms, the large buffet in dining room, the very handy buffet kitchen, the position of the bath room between the bed rooms, with separate toilet, etc. This house is 28 feet by 50 feet, and can be built for about \$1600.00.



Floor Plan No 389.



Floor Plan No. 390.

This is a charming little home as snug as the traditional bug. The prospect of a home like this ought to hasten matrimonial arrangements for the slowest swain or the shyest maid. The floor plan is a model of convenience and the house which is 33 feet square can be built for about \$1200.00.

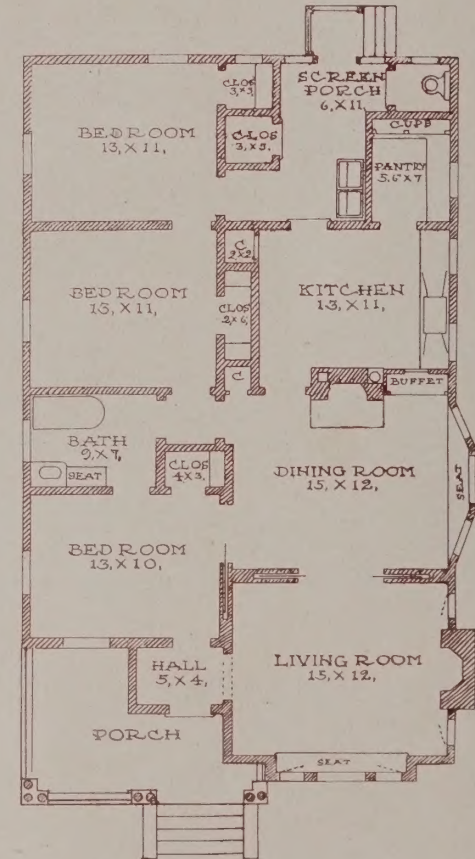
Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00

NUMBER 392.



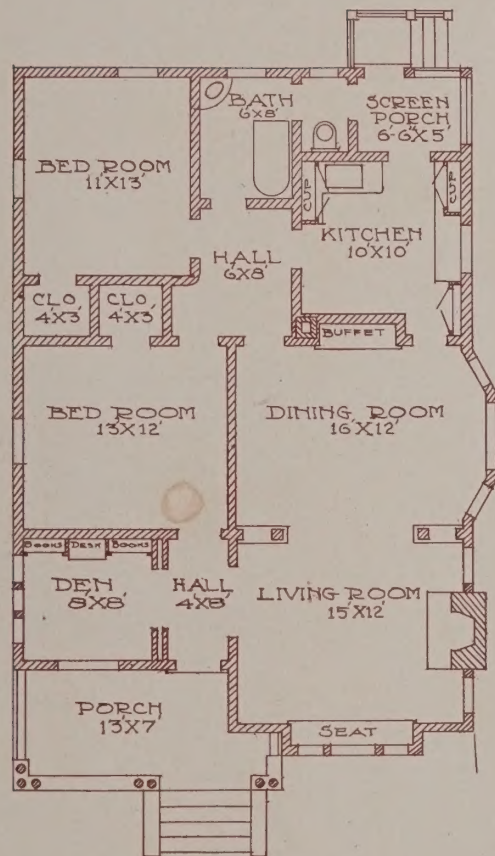
Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

NUMBER 392. A beautiful little home, the very embodiment of grace and comfort. Features: Small entrance hall, fine front porch, two fireplaces, cozy seats in dining room and living room, buffet in dining room, good kitchen with large pantry connecting, plenty of closets, two direct independent connections from front to rear (sometimes a great convenience), large screen porch with wash trays, etc. This is not an expensive house for its size. It can be built for \$1800.00, and is 30 feet by 52 feet. It will look well either on an elevation or on a level lot. See other floor plans next page.



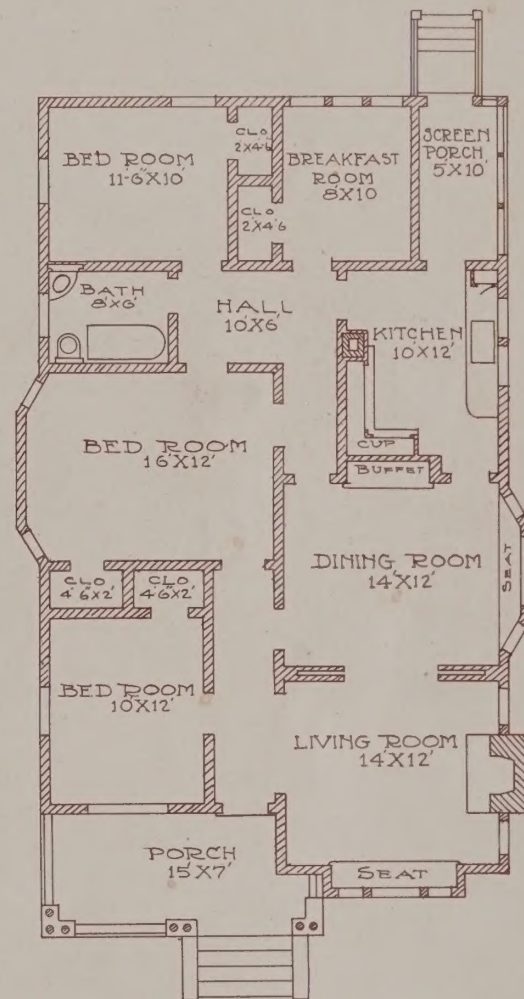
Floor Plan No. 392.

ALTERNATE FLOOR PLANS FOR NUMBER 392.



Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

See exterior on page 82.



NUMBER 393.



Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

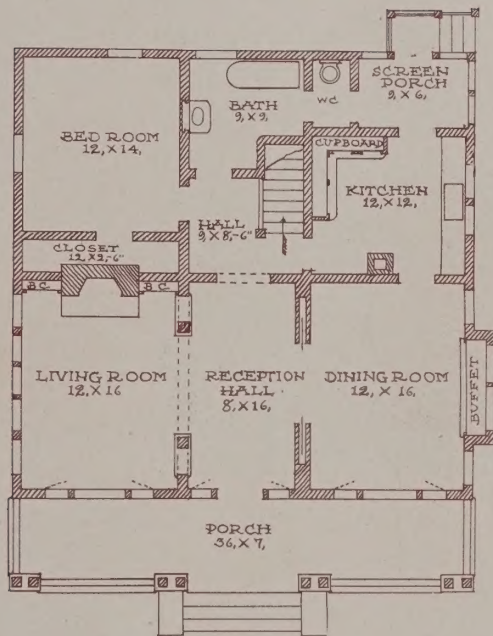


An attractive living room scheme.

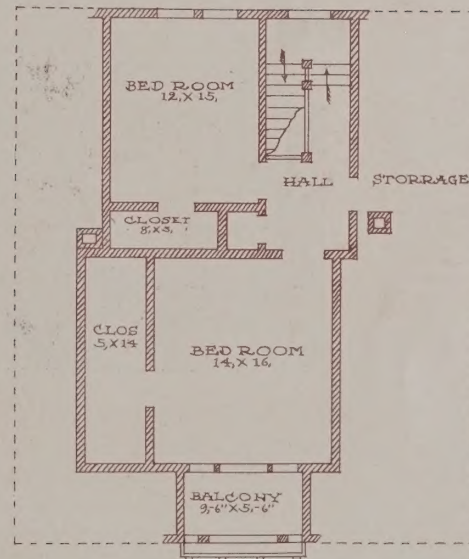
This is a substantial home, commodious and with almost an air of Dutch solidity. The construction is all of wood, and its lines are very graceful. It is 36 feet front by 42 feet deep over all, and can be built for about \$2700.00, with hardwood floors and beam ceilings and panel wainscot in the reception hall, living and dining rooms. It has two good rooms with large closets on second floor, and front balcony. The floor plans show the many attractive features throughout the house. See floor plans on next page.

NUMBER 393.

See exterior on page 84.



First Floor Plan.



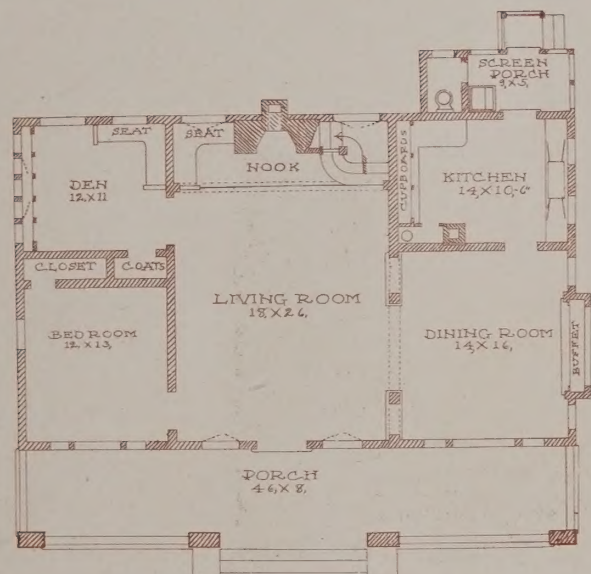
Second Floor Plan.

NUMBER 394.



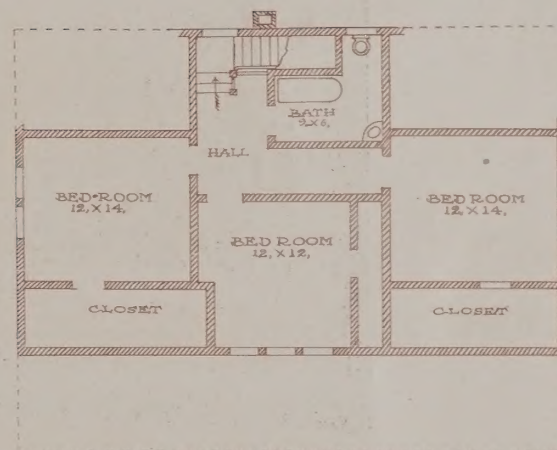
For a large lot, either level or elevated, where a broad rich effect is desired, without sacrificing the comfortable homelike appearance, I warmly recommend this plan. It is a one-and-one-half-story Bungalow, 46 feet by 36 feet, and can be built with hardwood floors, beam ceilings and paneled wainscot in living room, dining room and den for about \$2800.00. The outside construction is all of wood, and the lines are so proportioned as to give a solid, substantial effect, as well as reality. The special feature is the main stairway at the end of the spacious living room. This leads up by graceful turns, crossing over above the broad mantel and clinker brick fireplace. A drop beam crosses in front of the fireplace, making a charming nook effect, and beside the chimney is the coziest kind of a corner. The handy cabinet kitchen, buffet in dining room and ample closet room on second floor will appeal to every housekeeper, while the den with its corner seat will prove an attractive spot to every member of the family. See floor plans on next page.

NUMBER 394.



First Floor Plan.
Stairs go up behind chimney.

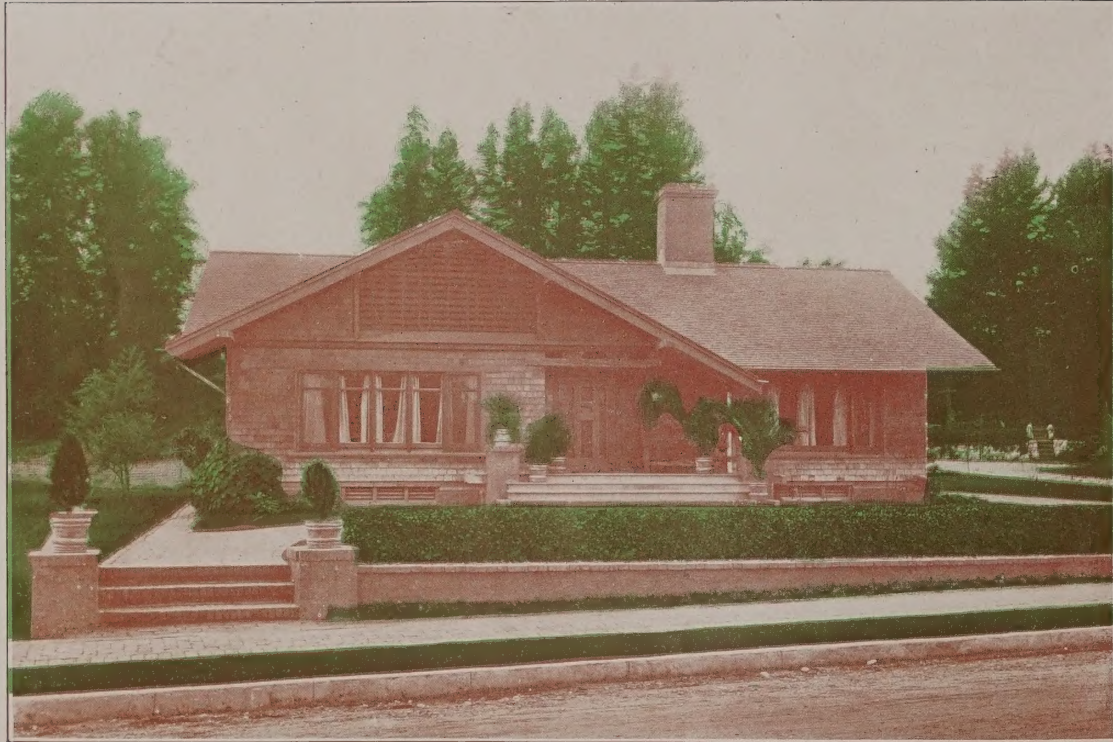
Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



Second Floor Plan.

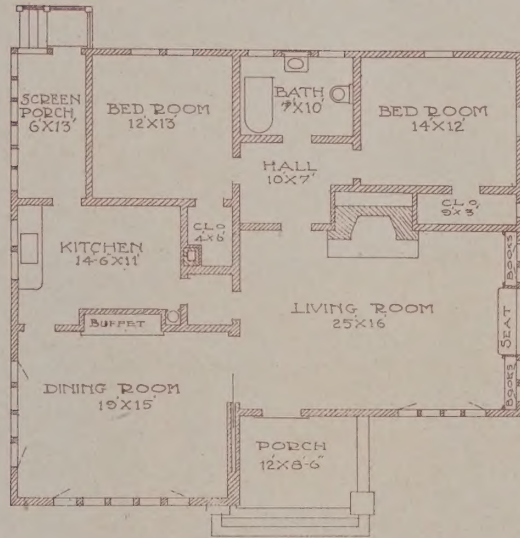
See exterior on page 86.

NUMBER 394½.



Two floor plans of this fine bungalow are given on the next page, but almost any arrangement can be worked out to suit individual requirements.

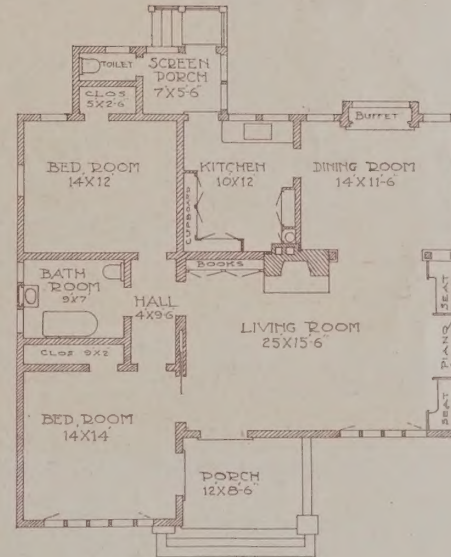
FLOOR PLANS FOR NUMBERS 394½ AND 394½-A.



Floor Plan No. 394½.

See exterior on page 88.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



Floor Plan No. 394½-A.

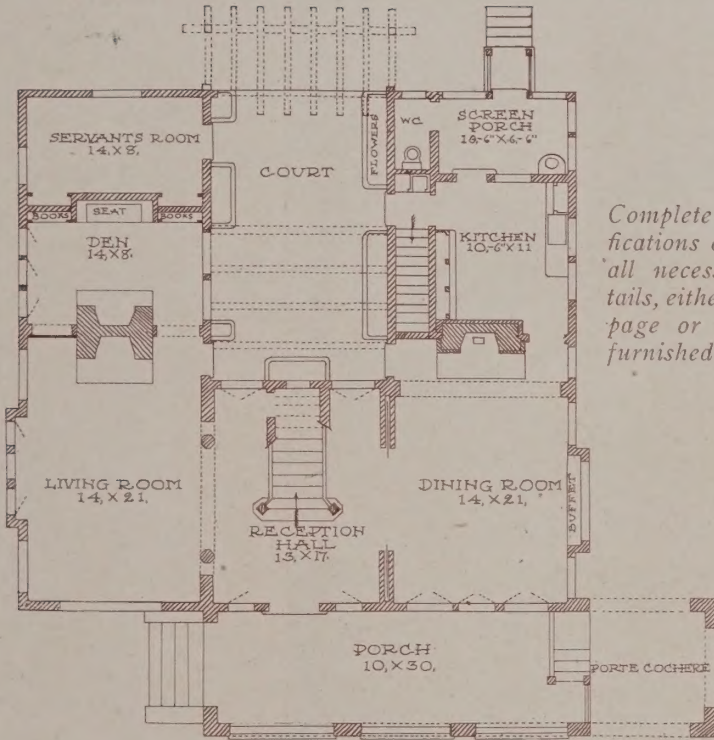
NUMBER 395.



See floor plans on next page.

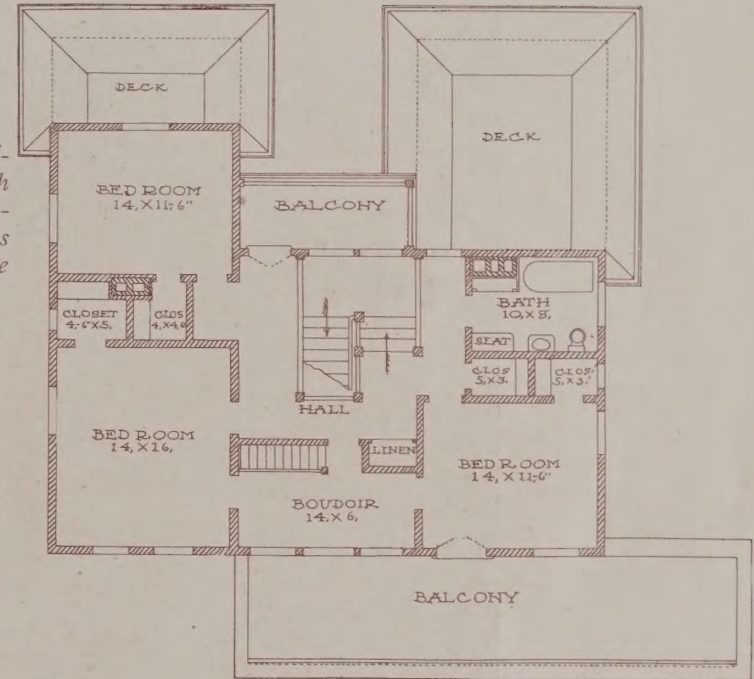
FLOOR PLANS FOR NUMBER 395.

See exterior on page 90.



First Floor.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



Second Floor.

A very handsome residence for almost any situation. Built in the Spanish Mission style, with balcony over the front porch and porte cochere. The construction may be stucco or pebble-dash with tile roof. The floor plans show the large open court or patio, reached through French windows from the reception hall. There is also a balcony over a part of this court. The floor plans show the many features of this house notable for both beauty and convenience. There are three brick fireplaces, with mantels, hardwood floors, beam ceilings and panel wainscot in hall, living and dining rooms and den. The house is 44 by 51 feet over all, and has been built for \$5600.00.

NUMBER 397.

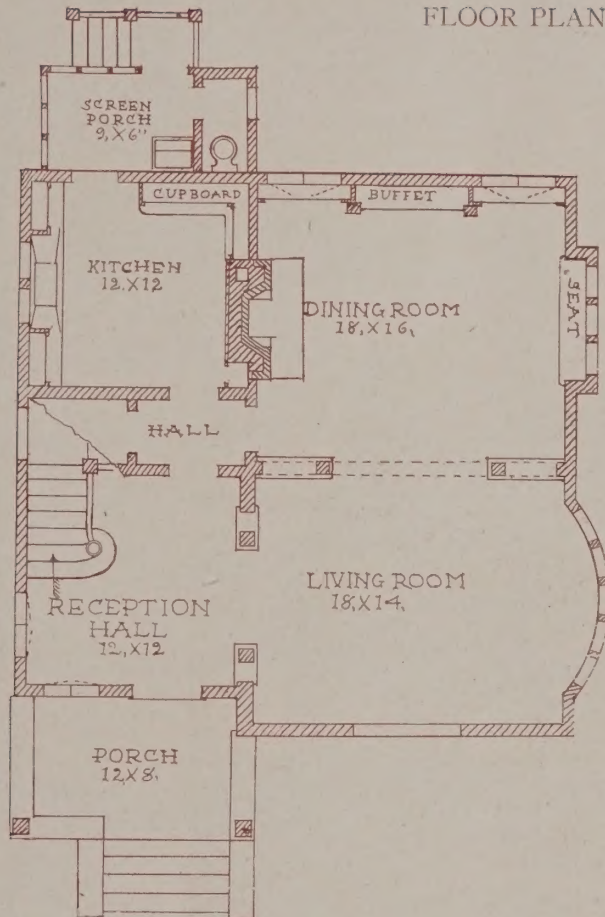


See floor plans on next page.

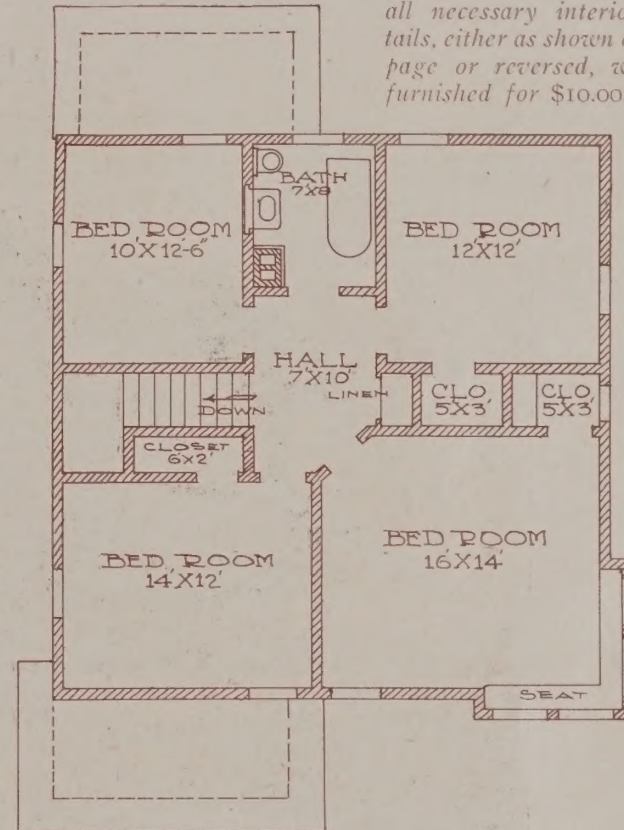
FLOOR PLANS FOR NUMBER 397.

See exterior on page 92.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



First Floor Number 397.



Second Floor 397.

This two-story Bungalow is admirable in many ways. The cut gives a very good idea of its handsome exterior. The rooms are large and well arranged, and the house has proved a great favorite, having been built many times in Southern California. The floor plans are self-explanatory, and the many attractive features are worthy of careful study. Hardwood floors, beam ceilings and panel wainscoting are provided for in the reception hall, living and dining rooms. The house is 32 feet square, and it can be built for about \$3500.00.

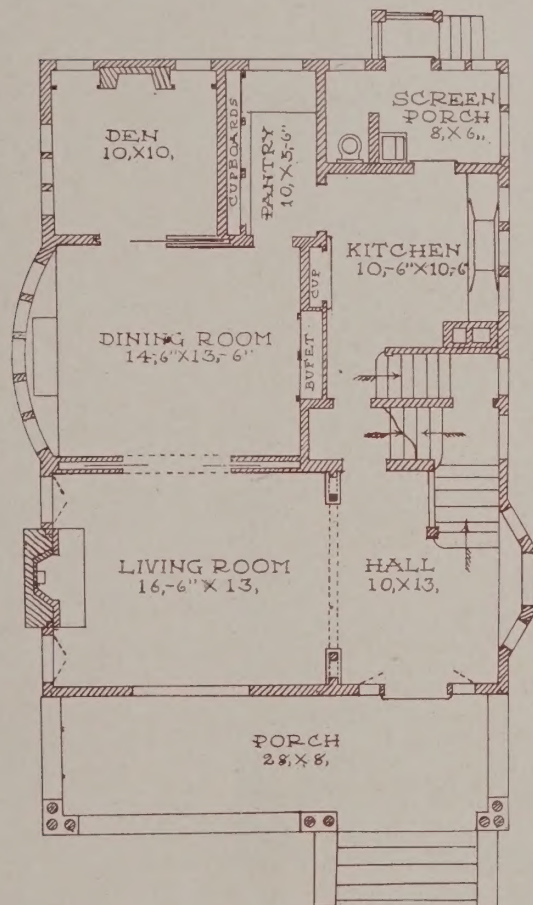
NUMBER 400.



See floor plans on next page.

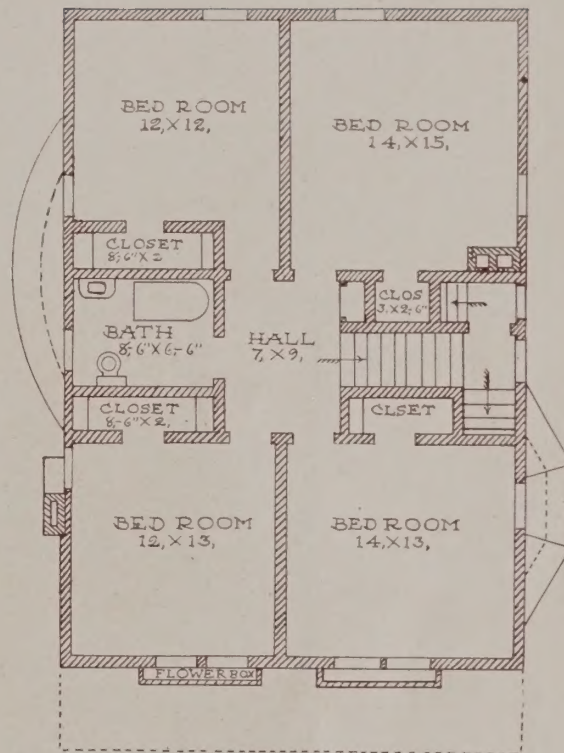
FLOOR PLANS FOR NUMBER 400.

See exterior on page 94.



First Floor No. 400.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



Second Floor No. 400.

This is a typical Bungalow with all the low broad effect, and yet is practically a two-story house. The double gable front is very effective, and this house is a great favorite in Southern California, having been built a score of times in Los Angeles alone. The size is 28 by 47 feet, and it has been built complete with hardwood floors, panel wainscoting and beam ceilings in the living and dining rooms, hall and den, for \$3500.00. Kitchen has a fine buffet pantry. The exterior of this cozy home is very attractive, and the floor plans could hardly be improved from the standpoint of comfort and convenience.

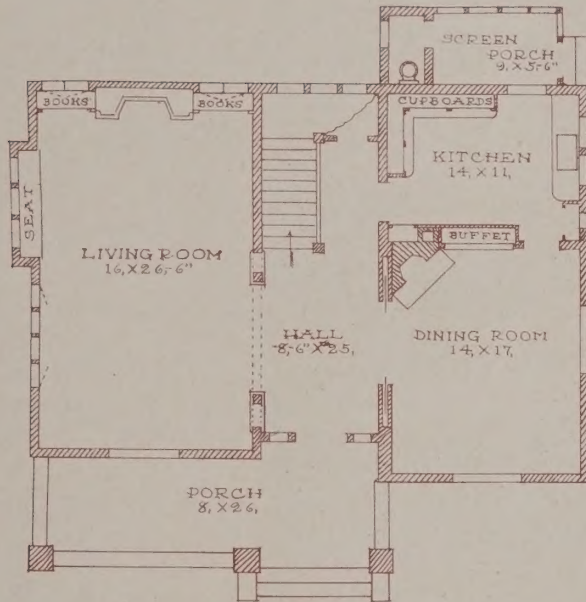
NUMBER 406.



See floor plans on next page.

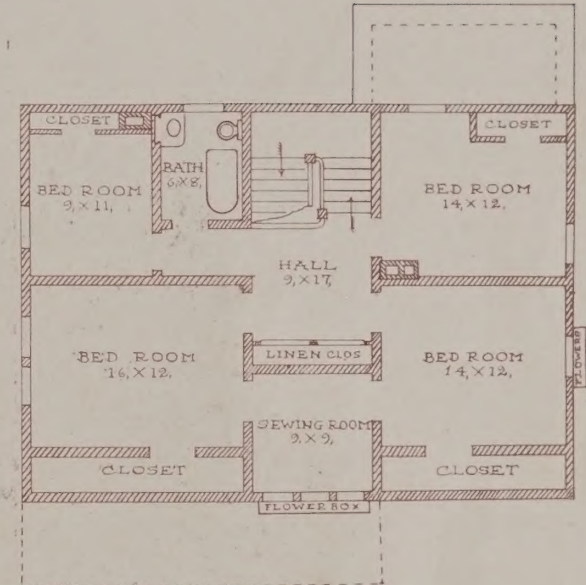
FLOOR PLANS FOR NUMBER 406.

See exterior on page 96.



First floor No. 406.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



Second floor No. 406.

NUMBER 406 is one of the handsomest houses in my list. The exterior is fairly well shown in the illustration, a pleasing effect being given by the large dormer which breaks the main roof. Front porch has cement floor and steps, with brick balustrade and columns. The special features are the wide entrance, hall and stairway, the large living room with broad seat in bay window, and massive fireplace and mantel, with book shelves either side, the open fireplace in dining room, the easily accessible bath room, sunny sewing room with its outside flower box, etc. The size is 41 by 34 feet, and with hardwood floors and beam ceiling in hall, living and dining rooms, this house can be built for about \$3500.00.

NUMBER 407.

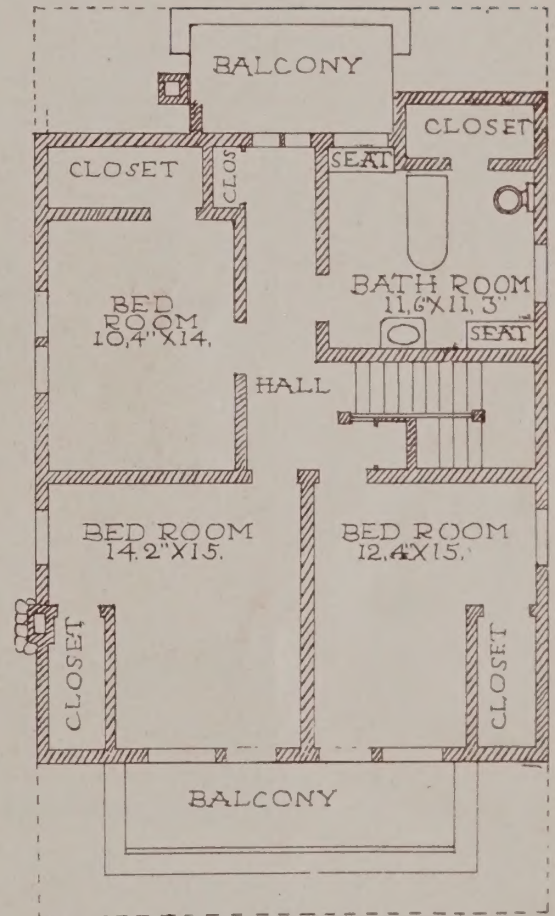
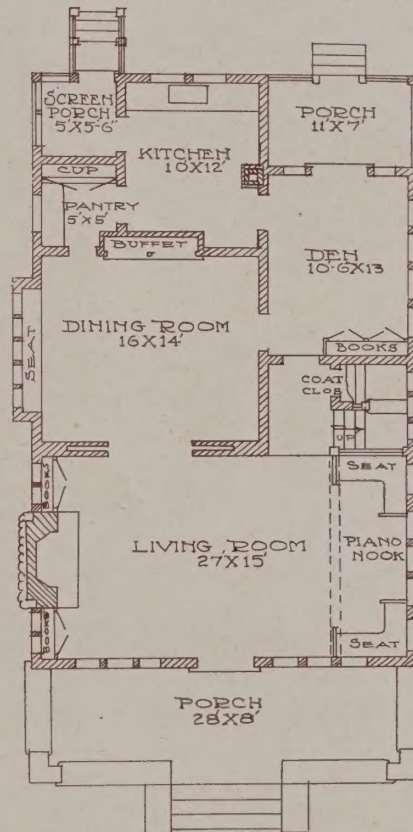
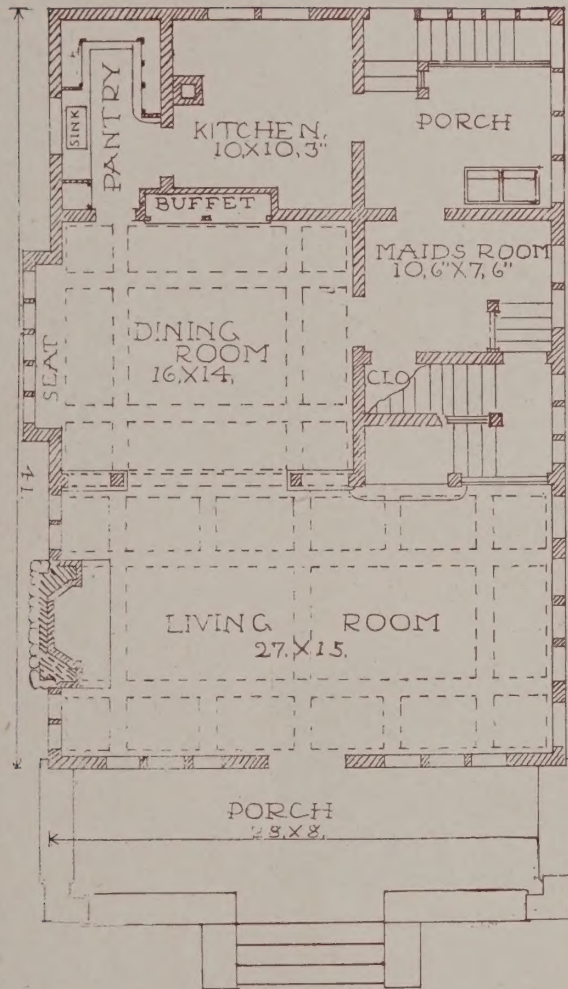


The double gabled dormer window adds greatly to this charming home, and the balcony is always liked. Note the clinker brick chimney and front porch columns and foundations, the broad front unbroken by pillars, etc. The arrangement and features of Number 407 are shown in the floor plan, and have given much satisfaction. Number 407-A shows a different first floor plan, with den instead of music room. Note the cabinet pantry opening between kitchen and dining room. Size 28 feet front by 49 feet deep, and approximate cost, including beam ceiling as indicated, hardwood floors and panel wainscot in living room and dining room, is \$3150.00. See floor plans on next page.

FLOOR PLANS FOR NUMBERS 407 AND 407-A.

See exterior on page 98.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



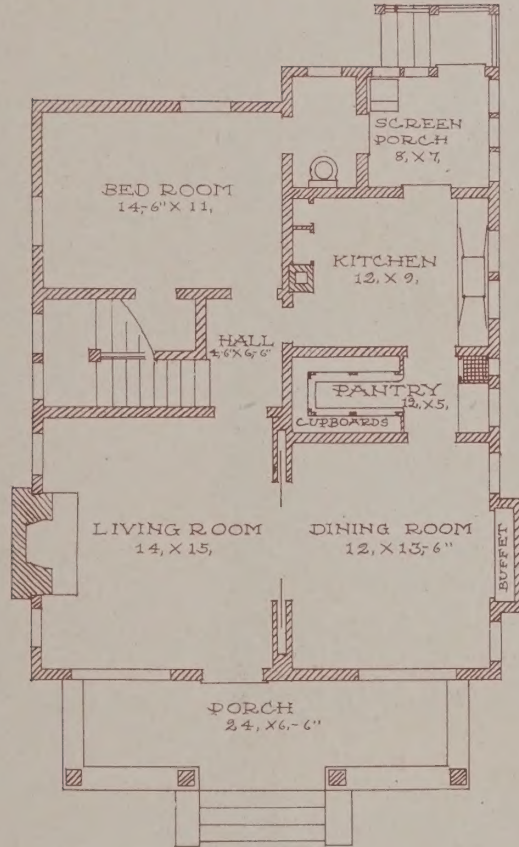
Alternate first floor for exterior No. 407, with same second floor.



This is a case in which the picture gives an inadequate idea of the beauty of the house. It is a very pretty little home, and will surely give satisfaction. It has a story and a half with two large bed rooms, bath room and large closets on second floor. A disappearing bed is placed in the front bed room, and will no doubt prove a great convenience at times when an extra bed is needed. The interior arrangement is excellent and handy, and the plans show the fireplace, buffet, cozy seats and corners in the several rooms. Stationary wash trays and toilets are on the screen porch. This house is 28 feet by 40 feet, and can be built for about \$2400.00. See floor plans on next page.

FLOOR PLANS FOR NUMBER 412.

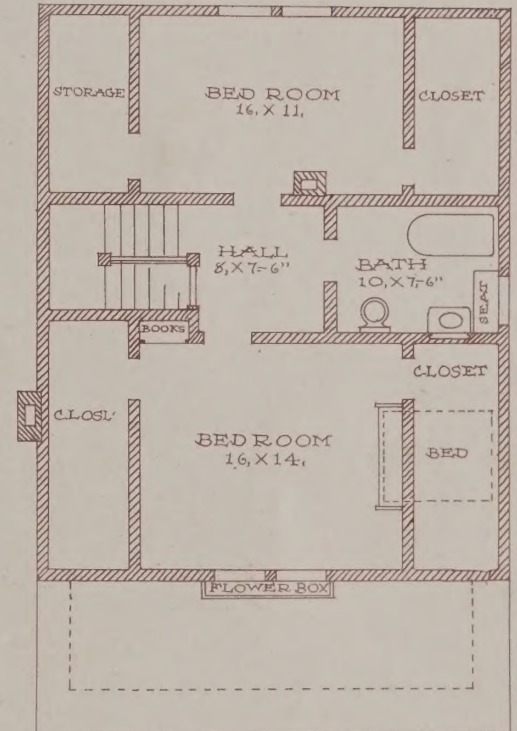
See exterior on page 100.



First Floor No. 412.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

Cut shows only one wash tray on screen porch, but there is room for two. The buffet pantry between kitchen and dining room is a very taking feature in this plan. Linen closet can be built in second story hall.



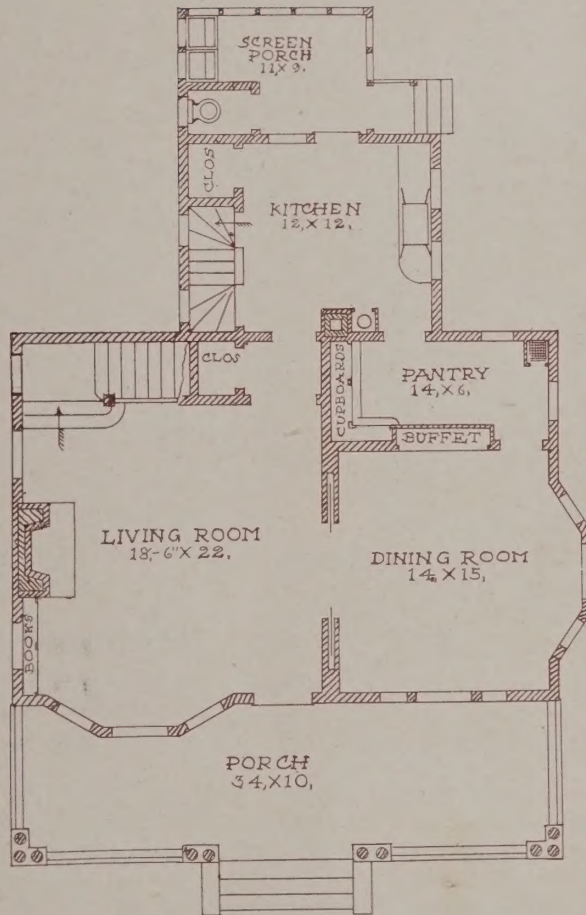
Second Floor No. 412.



This is a Colonial cottage without the exterior Bungalow features. It has proved most satisfactory every time it has been built, and for a large, convenient, handsome home, I recommend it strongly. It is 34 feet front by 54 feet deep, and has been built for \$3500.00. It has hardwood floors in living room and dining room, with paneled wainscoting. The living room has beam ceiling, pressed brick mantel and fireplace, with book shelves, etc. The balcony in front of second story is large enough for sleeping, and is a well liked feature, as is also the maid's room directly over the kitchen, with back stairs, which also communicate with the main second-story hall. Closets, pantries, buffet and cupboard are all shown on the plan, which should be studied closely. The large front porch is ample for a camping ground for all the family and half the neighbors. See floor plans on next page.

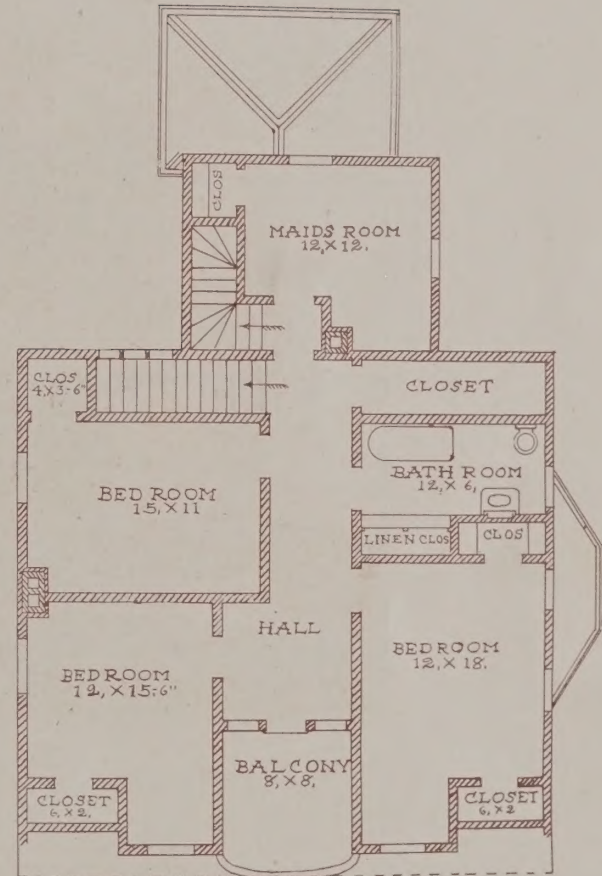
FLOOR PLANS FOR NUMBER 414.

See exterior on page 102.



First Floor plan of No. 414.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



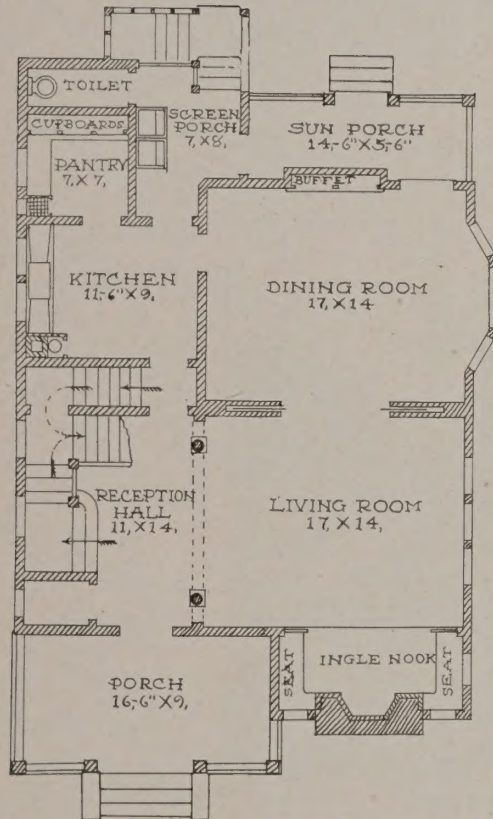
Second Floor plan of No. 414.



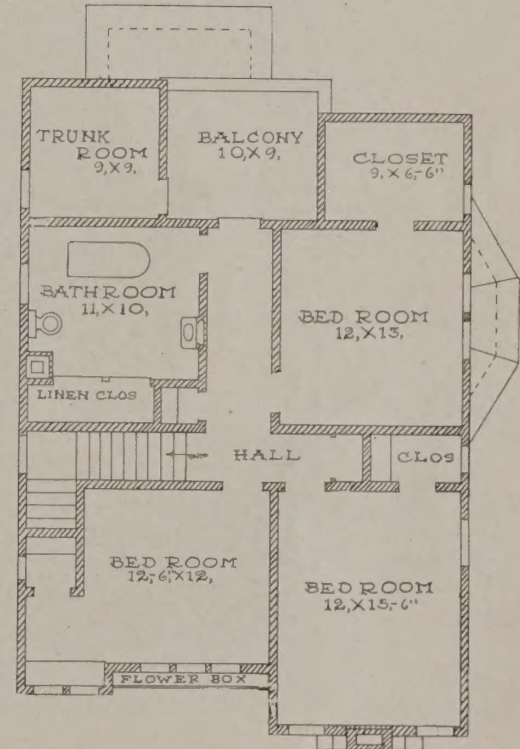
Decidedly an example of "something different," as will be seen by the location of the chimney, giving a fine nook with seats on either side of the broad mantel and fireplace in the front of the living room. The arrangement of the main and back stairways is fine, and when the dining room, living room and reception hall with hardwood floors, beam ceilings and panel wainscot, are thrown open into each other, the effect is charming. A novel and useful feature is the sun porch opening from the dining room. This will make a good conservatory in colder climates. Kitchen has a fine cabinet pantry, and the large trunk room (large enough for a child's bedroom) and the large sleeping balcony are good features. The plan shows many features and an excellent arrangement of the rooms. Size 30 feet by 47 feet, and has been built for \$2750.00. See floor plans on next page.

FLOOR PLANS FOR NUMBER 415.

See exterior on page 104.



First Floor No. 415.



Second Floor No. 415.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

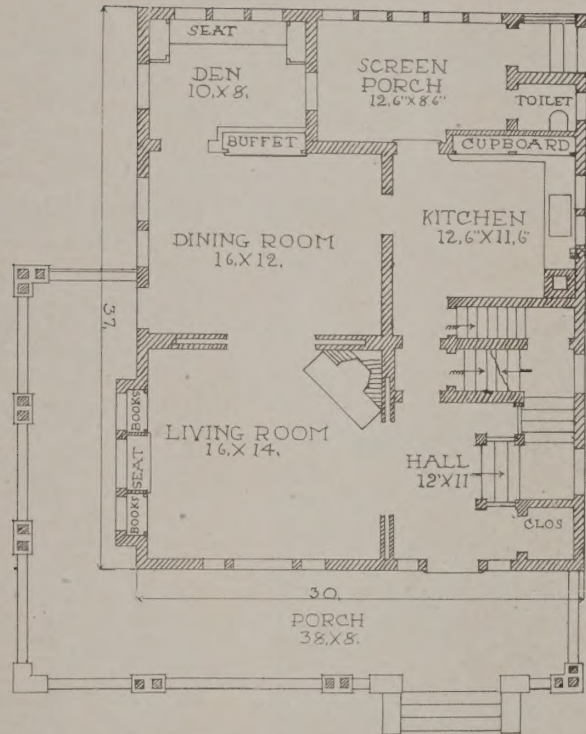
NUMBER 416.



See floor plans next page.

FLOOR PLANS FOR NUMBER 416.

See exterior on page 106.



First Floor No. 416.

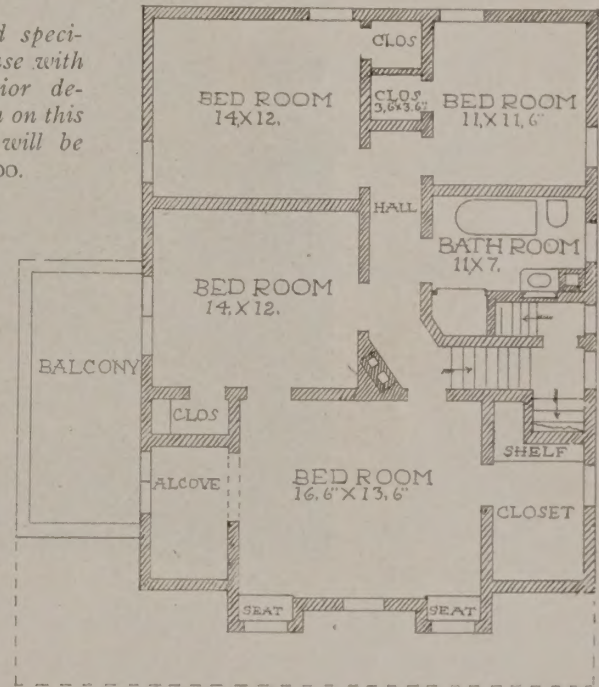
This is another of my favorites. The picture was taken just as the house was finished, and one can imagine how a few plants, vines and shrubs will enhance its beauty. The cobblestone work and side porch and balcony are its chief exterior features. In locations where stone is hard to get or expensive, brick can be substituted with good effect.

The interior is as cozy as the most exacting could wish, and has many attractive features, all of which are shown on the plans.

This house is 38 feet by 42 feet, and has been built for \$2800.00. It has hardwood floors and panel wainscoting in living and dining rooms.

There are four fine chambers on second floor, with plenty of closets. Front room has a dressing alcove.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



Second Floor No. 416.

NUMBER 418.

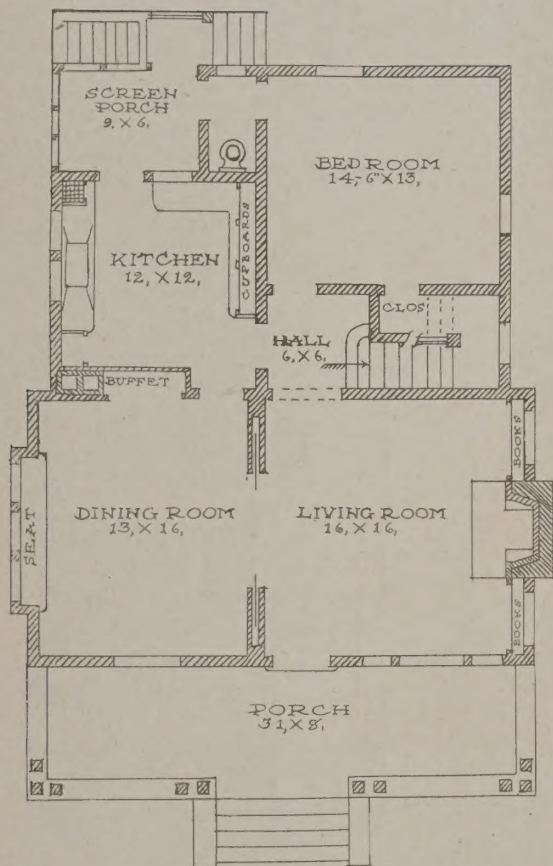


See floor plans on next page.

FLOOR PLANS FOR NUMBER 418

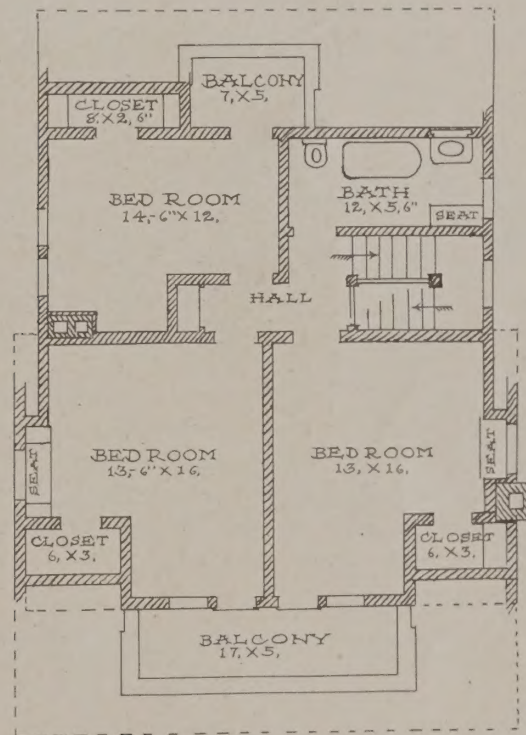
See exterior on page 108.

This is a roomy, well arranged home at moderate cost. It is 30 feet 10 inches by 44 feet over all, and can be built for about \$2500.00. The exterior lines are graceful, and the interior is convenient, with many features which help to make a real home. This house is well adapted either to an elevation or a level lot, and would look well on a corner. The plan should be carefully studied to appreciate its many advantages.

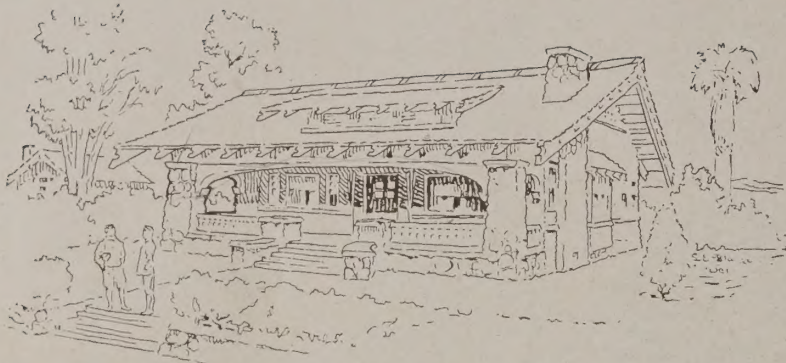


First Floor No. 418.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



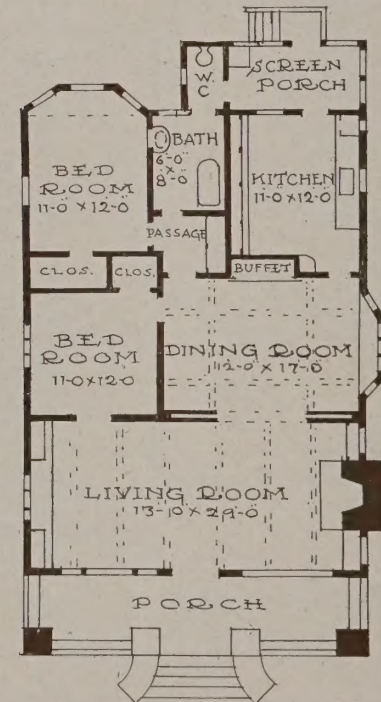
Second Floor No. 418.



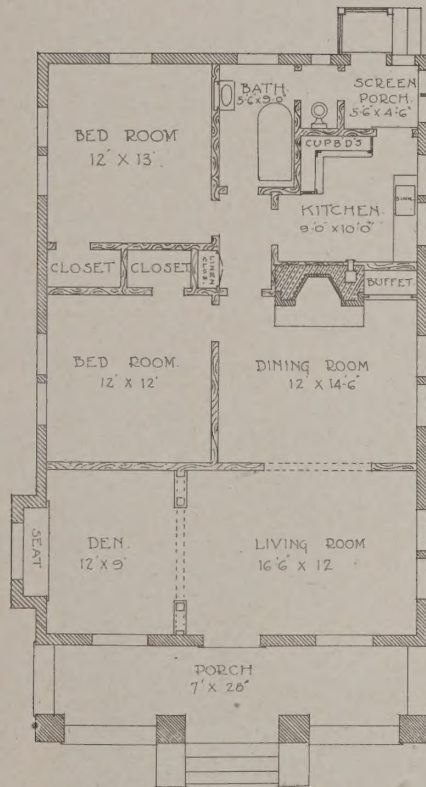
This handsome Bungalow has many commendable features and has been built a dozen times or more, always giving complete satisfaction. The broad span of the front porch affords an unobstructed view from the large living room. The construction is resawed weatherboarding, shingle roof, cobble chimney and porch columns, etc. Clinker brick or hard dark red brick can be used instead of cobbles with good effect. There is a fine buffet kitchen, and the bath room arrangement is excellent.

The size is 30 feet by 47 feet and with hardwood floors, beam ceilings and panel wainscot in living and dining rooms, the cost will be about \$2400.00.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$7.50.



Floor Plan No. 420.

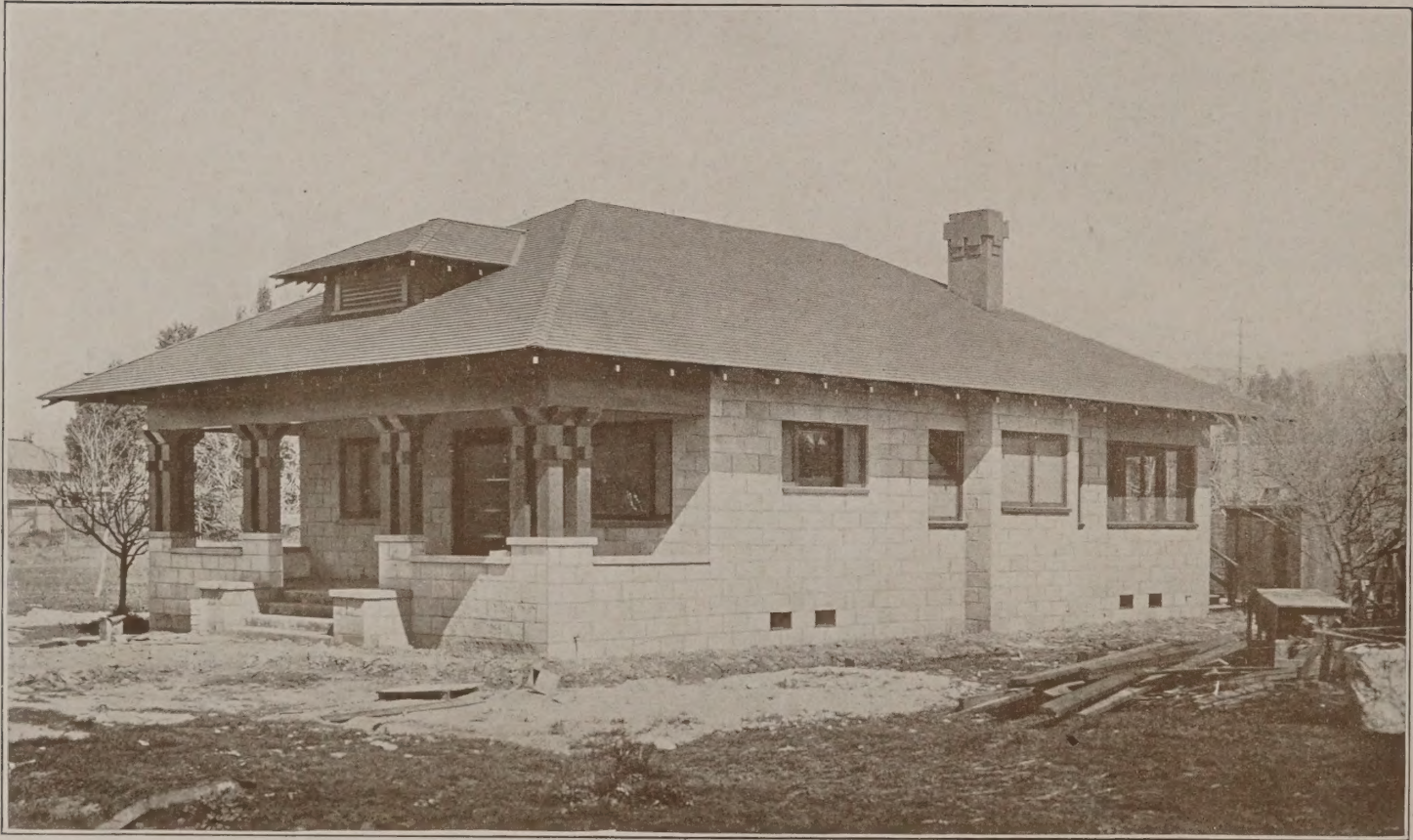


Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



Construction: Glazed hollow terra cotta blocks, regarding which see plan No. 530 on next page. The arrangement is good. Den may be made into a separate room if desired. Note the buffet kitchen and the bath room arrangement. Size 28 feet by 45 feet, and cost about \$1800.00.

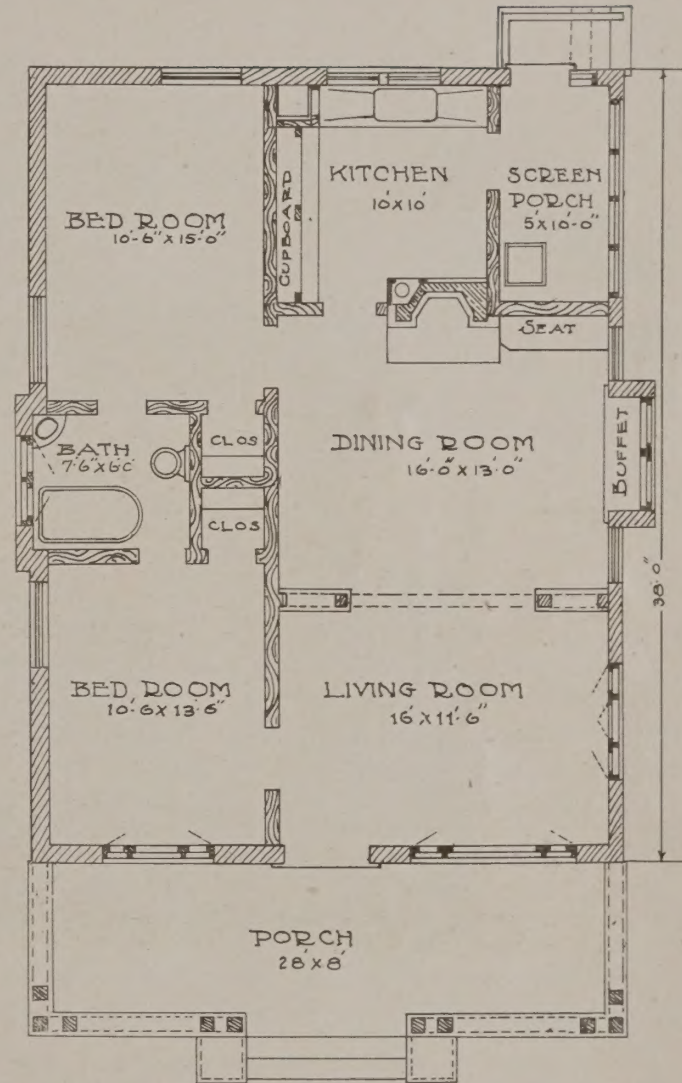
NUMBER 530.



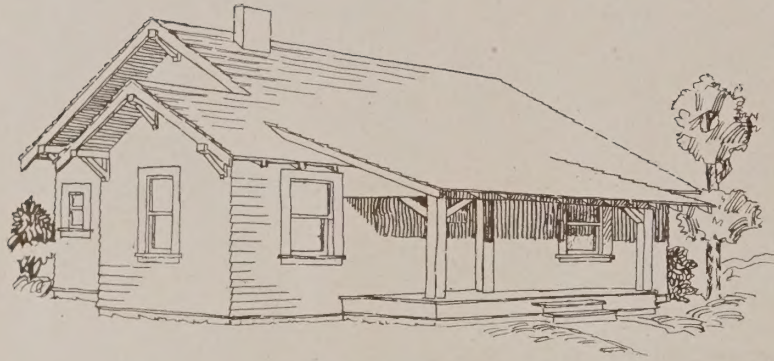
Construction—Glazed machine-made terra cotta blocks, a new and admirable mode of building, which I commend strongly.
(See next page.)

This house is built of glazed machine-made terra cotta blocks, a new method of construction which is in every way commendable and which is becoming very popular. The blocks are made in various shapes and sizes to conform to any demands of architecture. They are hollow, thus insuring warmth in winter and coolness in the heated term, and a dry, healthy home always. The outer surface is a very hard, dull glaze, impervious to rain, requiring no paint, and practically everlasting, while the inside has a rough surface so that no lath is needed and only about one-half the usual amount of plaster. The blocks are made in many colors so that most pleasing effects can be produced. This method of building is cheaper than brick, and in fact, considering the saving of paint, lath, plaster and labor, it will cost but little more than frame and be infinitely better in many ways. I have plans and specifications now ready for this house as shown, and am prepared to execute other designs promptly. This floor plan is simple, but very convenient and roomy, and the house can be built for about \$1800.00. Size 28 feet by 46 feet.

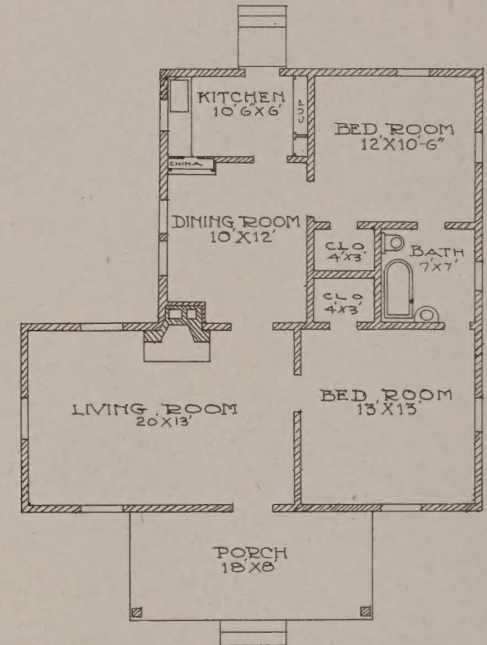
Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



Floor Plan No. 530.



A very pretty, inexpensive little house, with convenient room arrangement and handy buffet kitchen. Its extreme width is $24\frac{1}{2}$ feet, and its depth, including front porch, 42 feet. For a low priced house this plan has many good features. It can be built for about \$1000.00. The exterior is very attractive.



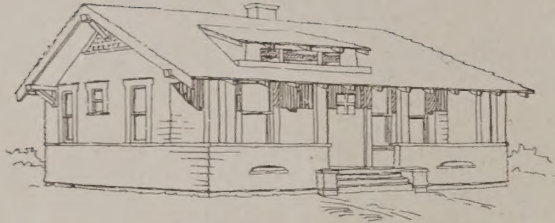
Floor Plan No. 532.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$7.50.



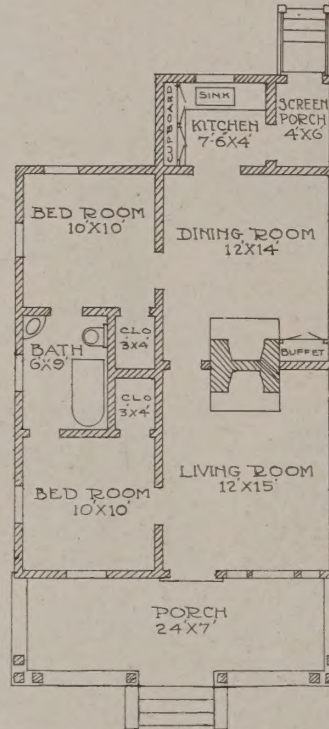
This Mission Bungalow is one of my special plans, and can be made up to any required size and room arrangement. The construction is stucco concrete. A tile roof insures a cool house for very warm climates—for Arizona, for instance—and the effect is fine.

NUMBER 536.

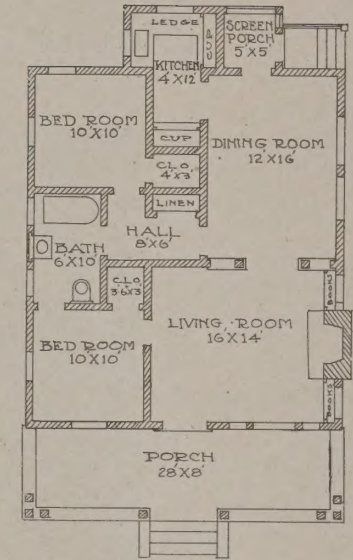


This little house has proved so popular that I give two floor plans for it. The exterior is very pretty; the floor arrangement excellent, and the little but very complete buffet kitchen is a strong feature. See sizes and costs under floor plans.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$7.50.



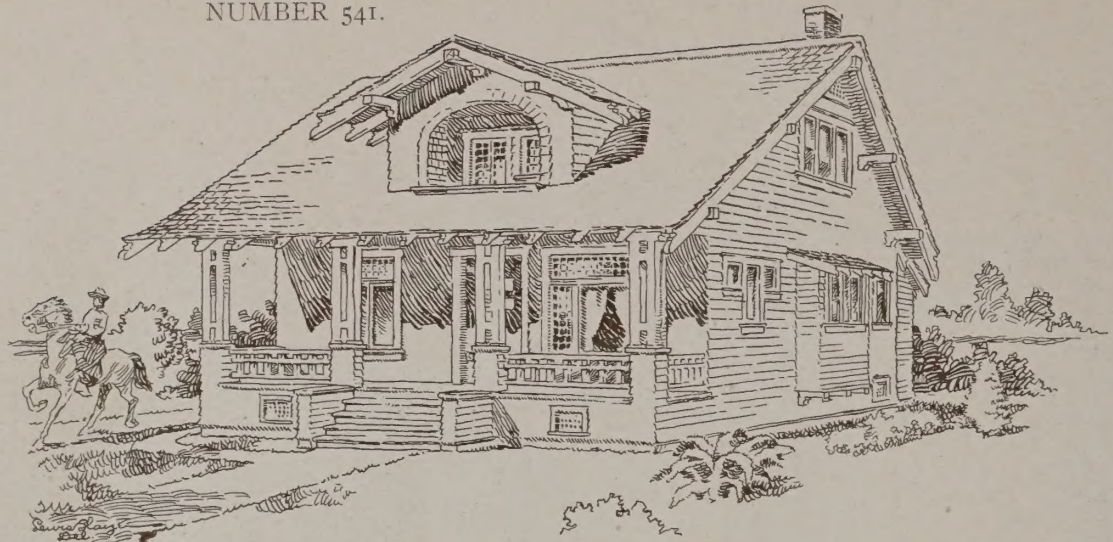
Floor Plan No. 536.
Size 24 feet by 42 feet.
Cost \$1000.00



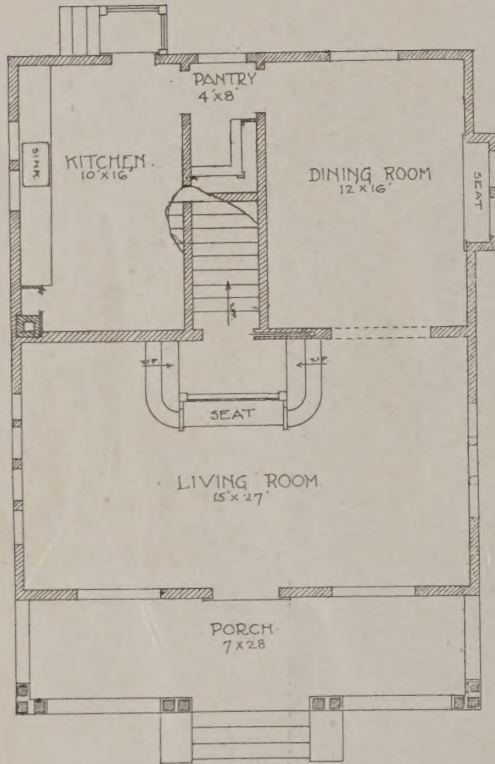
Floor Plan No. 536-A.
Exterior practically like the elevation on this page with chimney and other details altered.
Size 28 feet front by 40 feet. Cost about \$1000.00.



This is a special design which will be made of any size, and with floor plans to suit owner. Construction may be weatherboards, shingles or shakes, with either cobbles, clinker brick or pressed brick, with equally good effect.

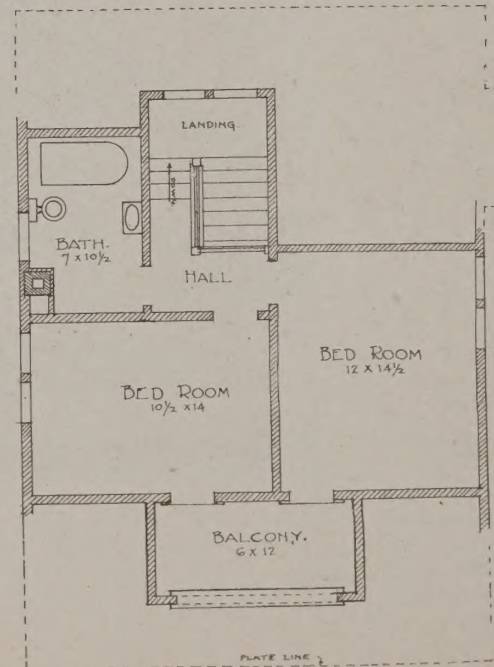


Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

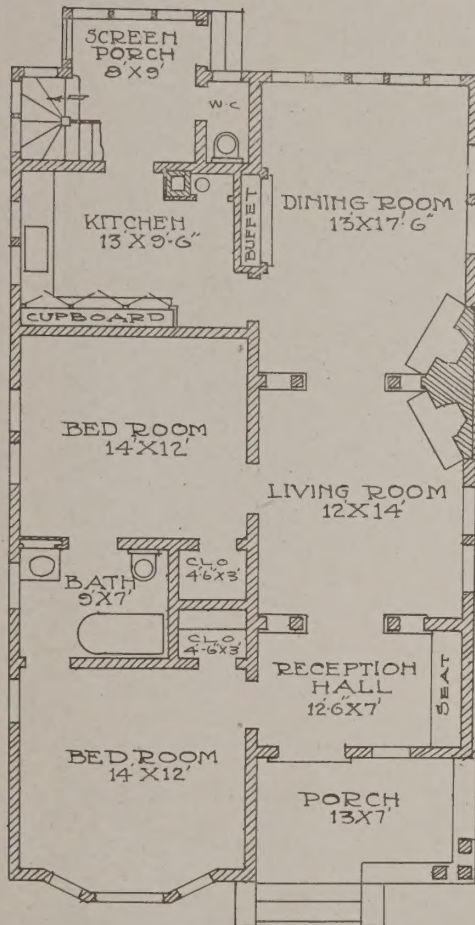


First Floor Plan.

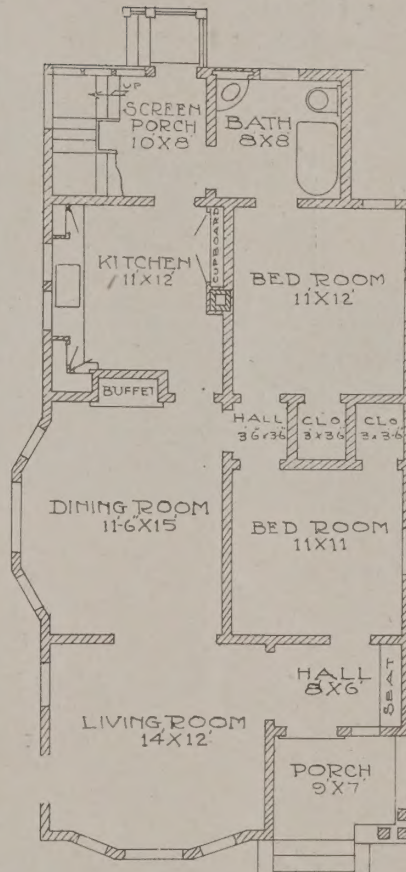
A very attractive house with many taking features and not expensive. Construction weatherboarding, with shingled roof. Size 28 by 43 feet, and will cost about \$2000.00.



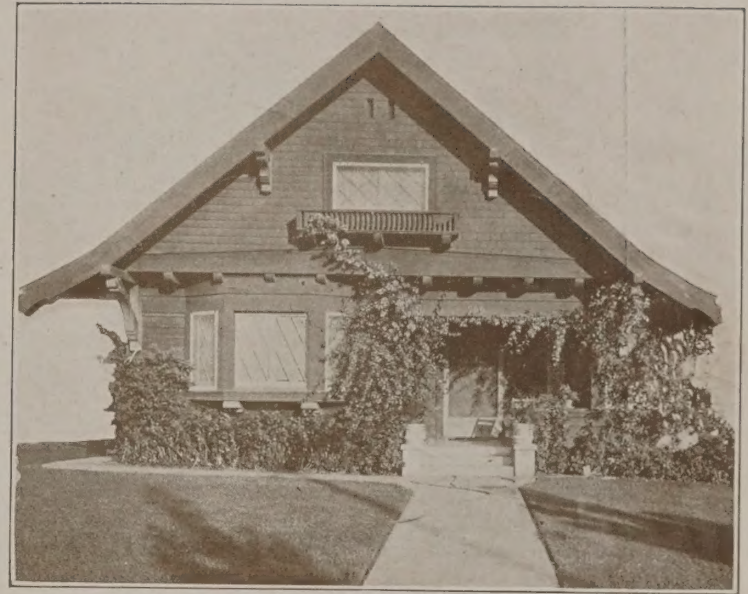
Second Floor Plan.



Floor Plan No. 545.
Size 28 feet by 48 feet.
Cost about \$1600.00.



Floor Plan No. 545-A.
Size 24 feet by 48 feet.
Cost about \$1250.00.

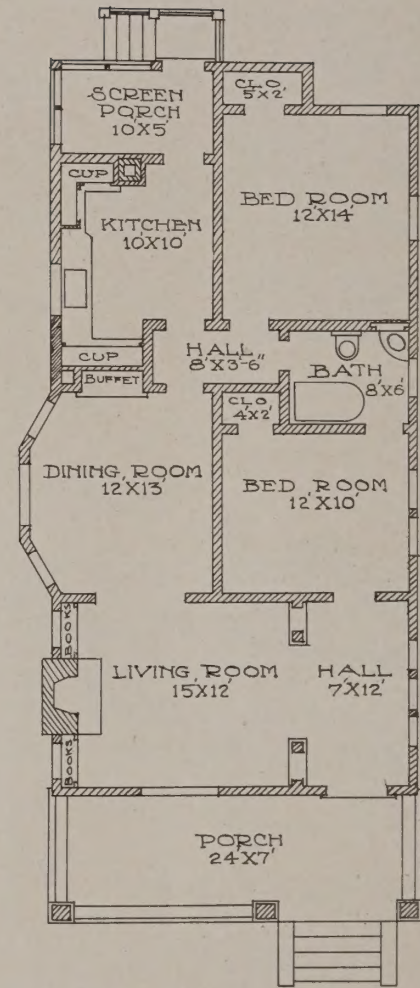


On this page will be found two floor plans for this very popular little Bungalow. Both arrangements are good, and the rooms are all of a nice size. This house and the one on the next page will prove attractive and profitable for those who build to sell, and hence they are especially valuable to those who are building homes.

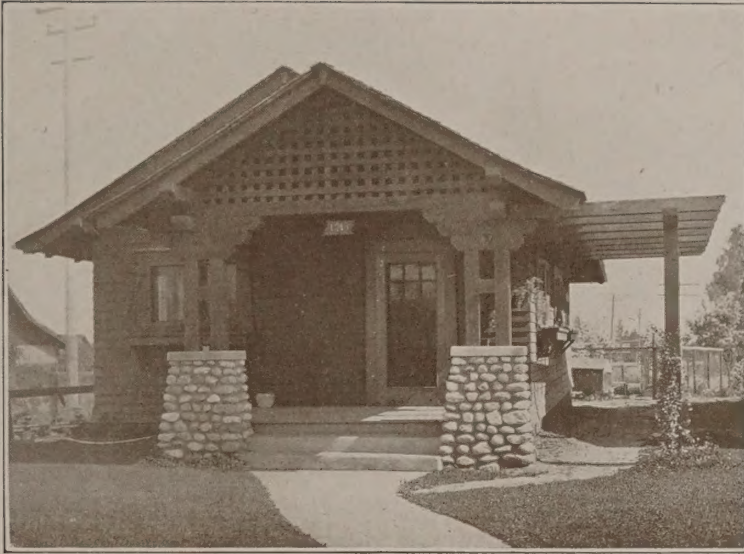


A snug little home with lots of room and every convenience. Construction is weatherboarding, with shingle roof. This home can be made almost any desired width, and will cost from \$1500.00 up, according to size and finish.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.

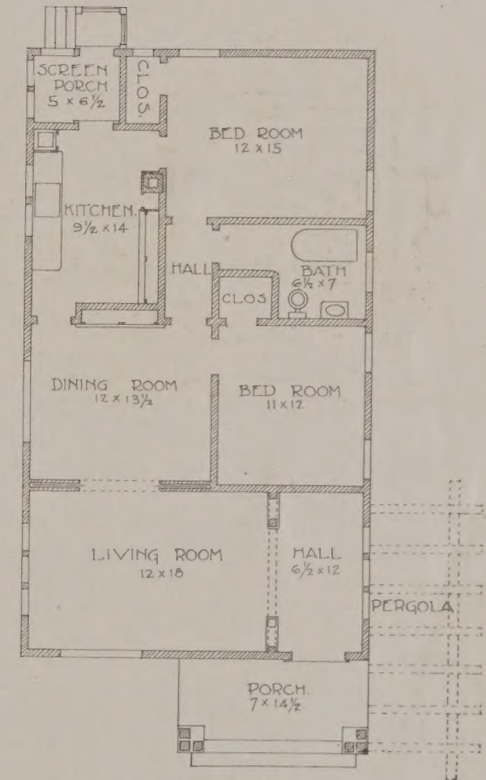


Floor Plan No. 546.
Size 24 feet by 34 feet. Cost about \$1600.00.



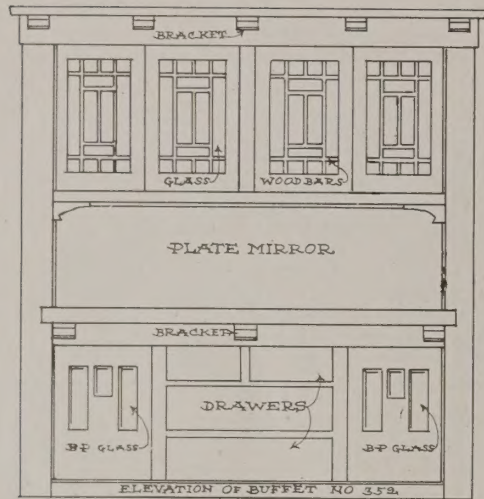
An artistic little home inside and out. It is carried in stock in widths varying from 20 to 28 feet. The depth is the same in each plan. For a very narrow lot the Pergola can be omitted without marring the beauty of the house. This house can be built for from \$1200.00 to \$1600.00, according to width.

Complete plans and specifications of this house with all necessary interior details, either as shown on this page or reversed, will be furnished for \$10.00.



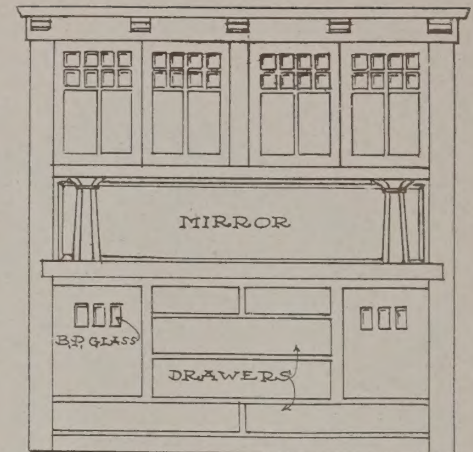
Size 20 feet, 22 feet, 24 feet, 26 feet or 28 feet wide (not including pergola) and 45 feet deep not including porch.

ELEVATIONS OF BUNGALOW BUFFETS.

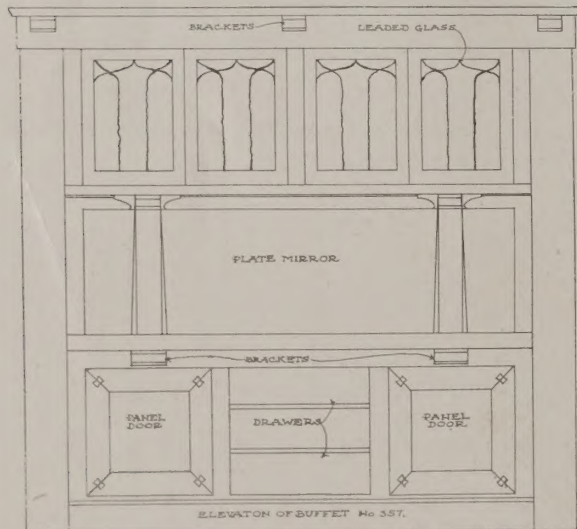


NUMBER 352.

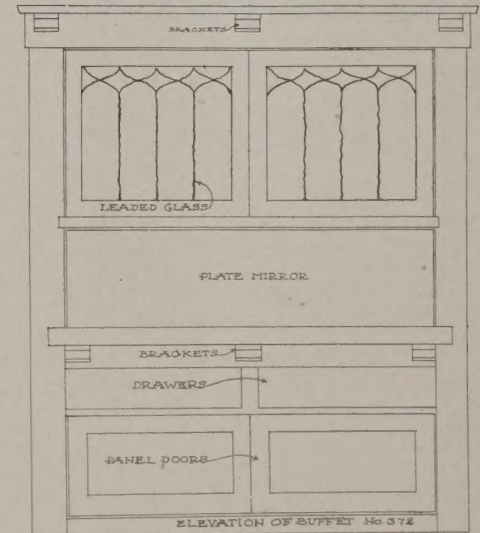
Detail plans of any of these Buffets drawn to a scale of $1\frac{1}{2}$ " to the foot, with specifications, sent to any address for \$1.00. When ordering please state preference in wood and fittings.



NUMBER 190.

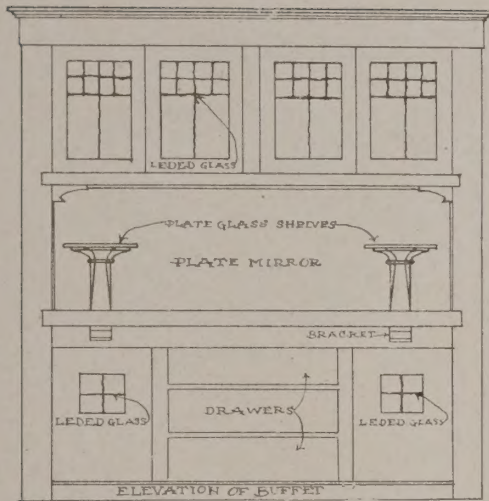


NUMBER 357.

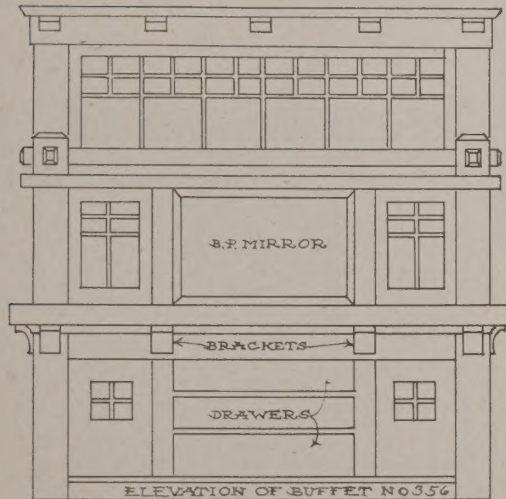


NUMBER 372.

ELEVATION OF BUNGALOW BUFFETS.

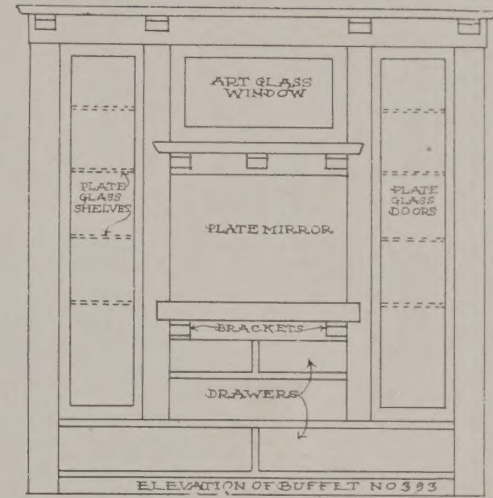


NUMBER 359.

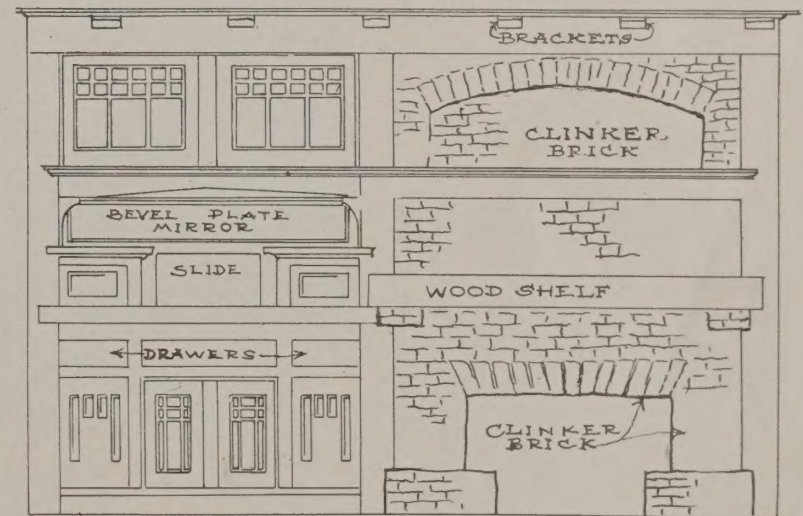


NUMBER 356.

Detail plans of any of these Buffets drawn to a scale of $1\frac{1}{2}$ " to the foot, with specifications, sent to any address for \$1.00. When ordering please state preference in wood and fittings.

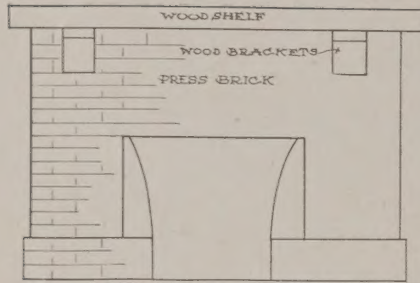


NUMBER 393.



Number 207 Mantel, and 207 Buffet.

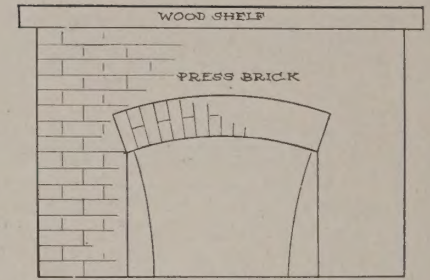
BUNGALOW MANTELS.



ELEVATION OF MANTEL No 372.

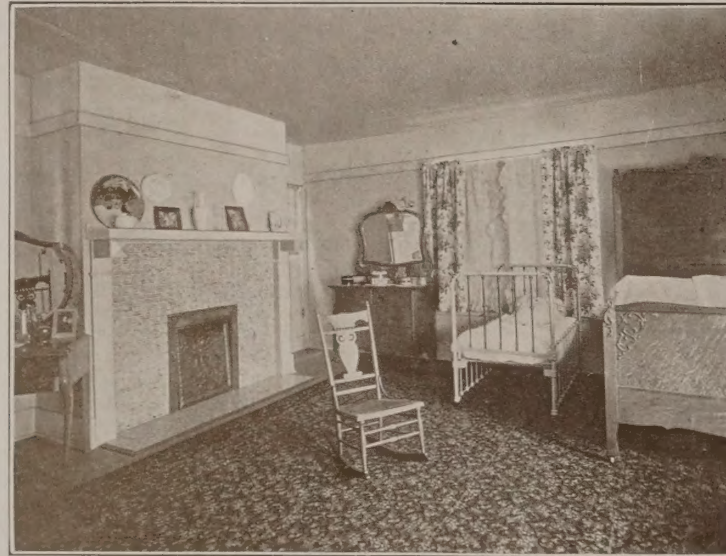
NUMBER 372.

Working plans of any of these mantels drawn to scale ($1\frac{1}{2}$ " to the foot) with specifications sent to any address for \$1.00.

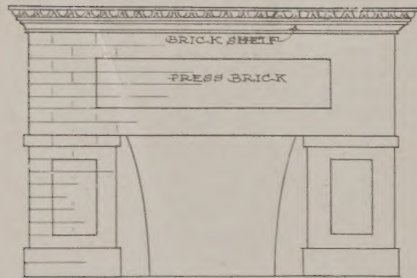


ELEVATION OF MANTEL No 375.

NUMBER 375.

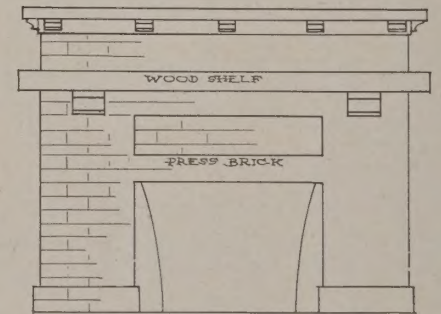


A pretty bedroom mantel in tile or pressed brick.



ELEVATION OF MANTEL No 374.

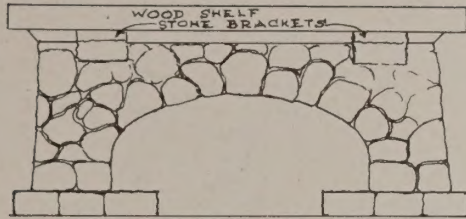
Mantle No. 374.



ELEVATION OF MANTEL No 382.

NUMBER 382.

BUNGALOW MANTELS.

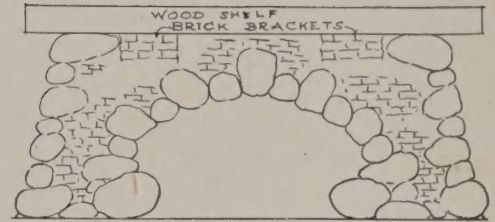


Cobble Mantel No. 209.

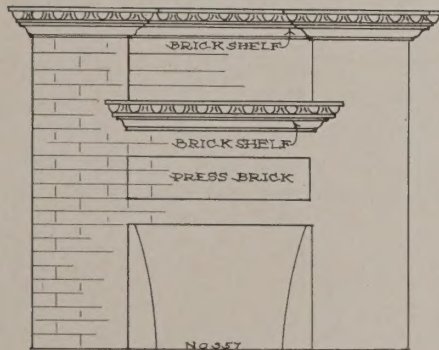
Working drawings of any of these mantels 1½" to the foot, with specifications, sent to any address for \$1.00.



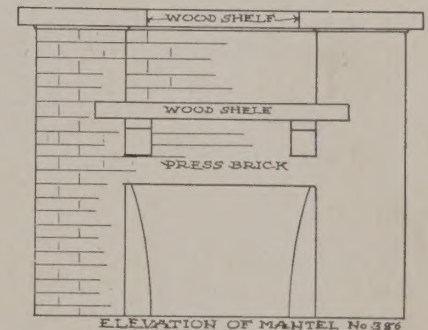
Design in Dutch clinker brick for living room or den.



Cobble Mantel No. 193.



Mantel No. 357.



ELEVATION OF MANTEL No 386

NUMBER 386.

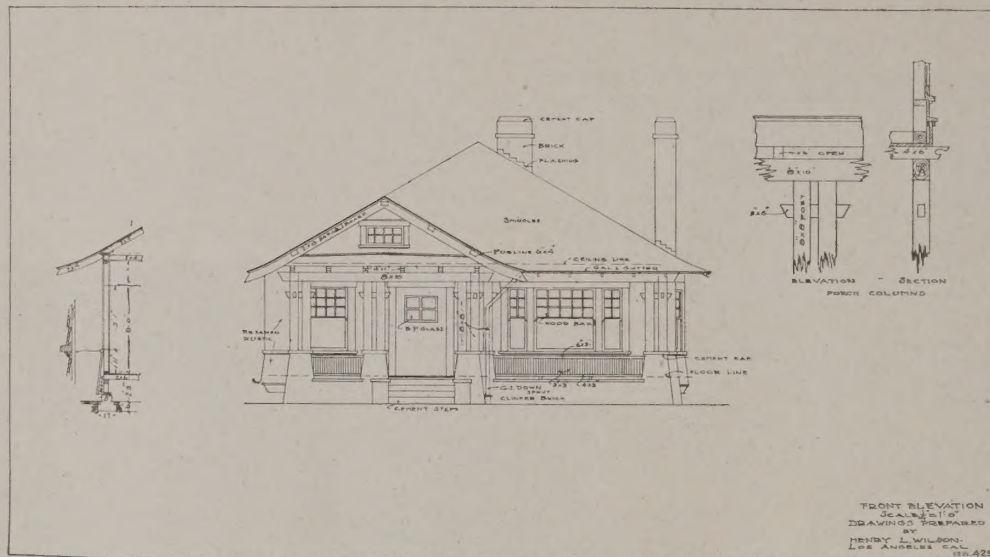
PLANS AND SPECIFICATIONS

as furnished by

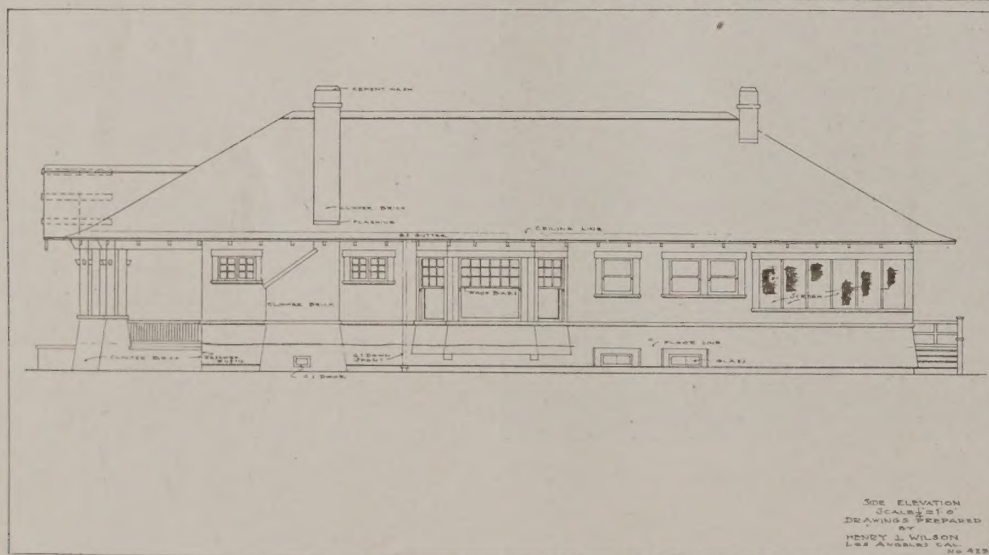
HENRY L. WILSON,

426, 427, 428 Copp Building, Los Angeles, Cal.

These four pages show in miniature what is included in the plans which I furnish for \$10.00 (\$9.00 if you have purchased a Bungalow Book) for any house shown in this book, without alterations. In addition, a complete set of specifications, running from 15 to 30 pages, accompanies each plan.



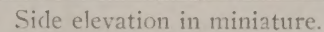
Front elevation and section in miniature.



Side elevation in miniature.

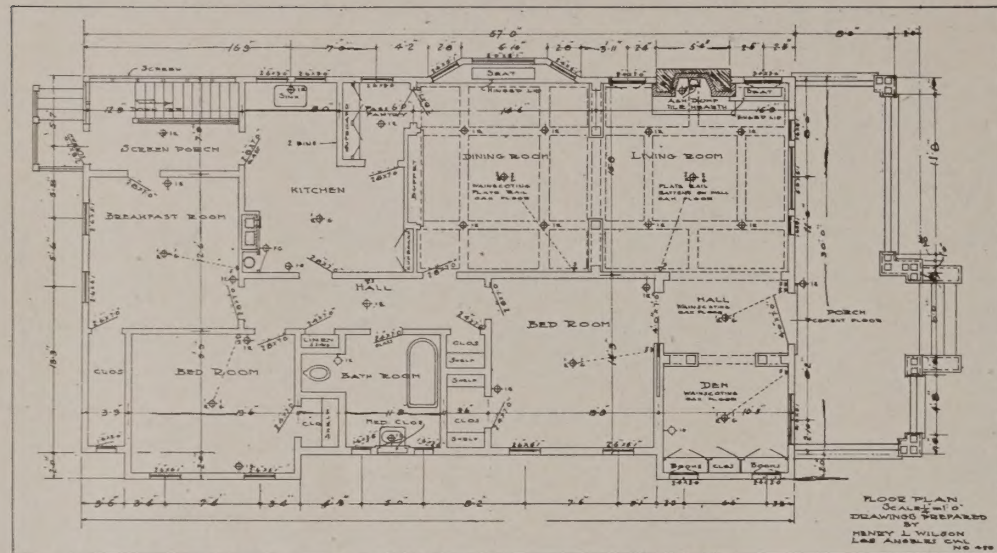
ELEVATIONS.—Four elevations are always given showing all sides of the house. They show the shape, size and location of porches, gables, eaves, brackets, barge boards, and show rafters, towers, bays, doors, windows, pitch of roofs, etc., all drawn accurately to scale and marked to show materials to be used.

REAR ELEVATION
 JAMES
 DRAWING PREPARED
 BY
 HENRY J. WILSON
 LOS ANGELES CAL.
 1904

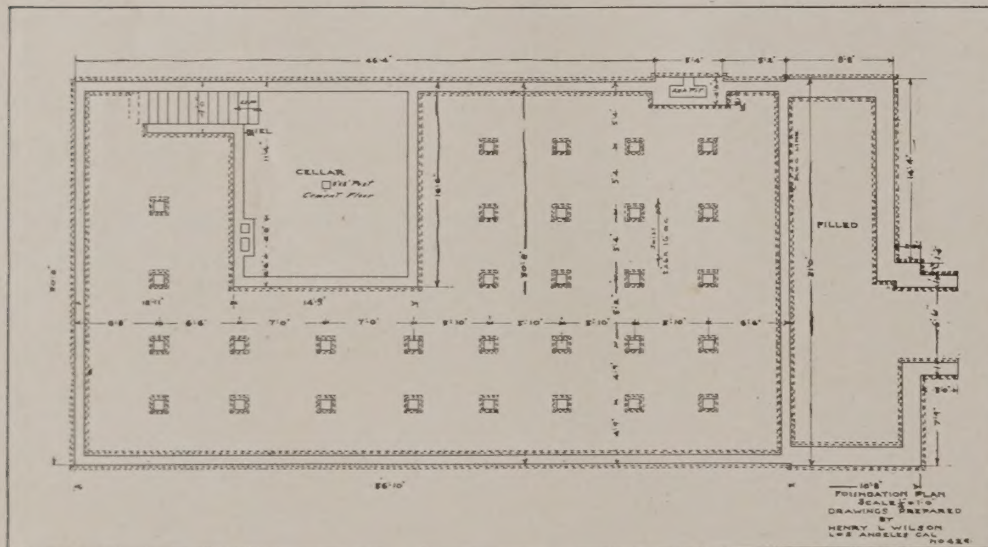


Rear elevation in miniature.

FLOOR PLANS.—These sheets show shapes and sizes of all rooms, halls, closets, porches, etc.; the location and sizes of doors, windows, openings, seats, bookcases, buffets, cupboards and pantries, bathroom and kitchen fittings, gas and electric fixtures, firealarm, mantels, chimneys, etc. All necessary measurements are accurately shown.



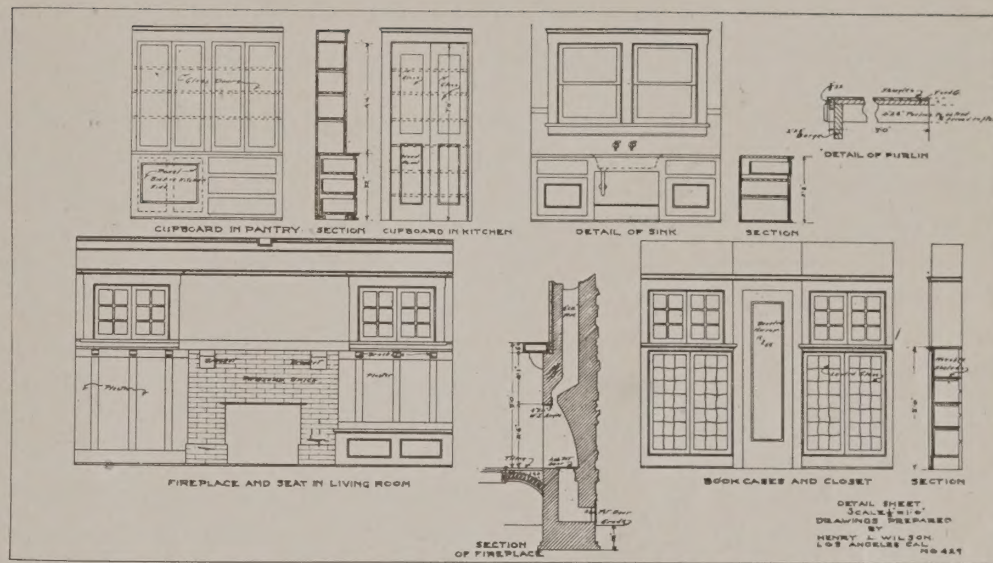
Floor plan in miniature.



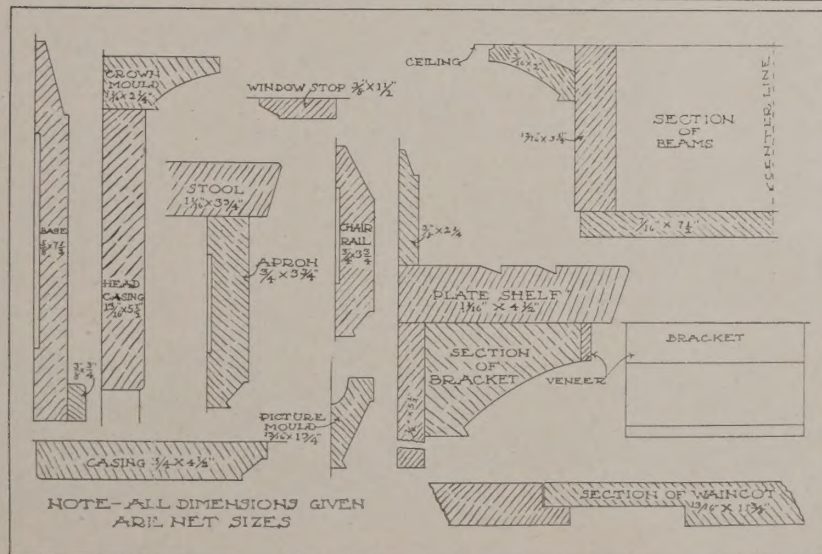
Foundation plan in miniature.

SPECIFICATIONS.—I furnish very complete specifications for each house, covering excavation, cesspool, mortar, cement and plaster, concrete, brick and stone work, lathing and plastering, exterior and interior work, glass hardware, plumbing, gasfitting, heating, electric wiring and fitting, inside and outside painting, staining, oiling and floor finish, bathroom and kitchen finish, etc.

DETAILS.—Detail sheets are drawn to a large scale to show exact construction. They are $\frac{1}{2}$ ", 1" or $1\frac{1}{2}$ " to the foot, according to necessity for showing exact working and fitting. They show moulding and trim, wainscot, plate rails, picture moulding, newels and stair work, buffets, cupboards, medicine cabinets, linen closets, sink and drain boards, etc.



Interior details in miniature.



Interior trim in miniature.

CHANGES and ALTERATIONS.—Sometimes small interior changes can be made without extra charge. Changes which involve only the floor plan without altering the exterior of the house in any way can be made for about \$5.00 extra. Other changes, especially if they affect the exterior, will require special plans, regarding which correspondence is necessary. Mr. Wilson gives his personal supervision to all work, whether special or regular stock work. For points regarding special plans see page 130.



ABOUT SPECIAL PLANS.

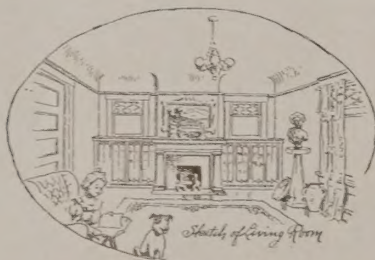
Sometimes a floor plan can be altered to suit a customer without *any* change in the exterior, in which case the extra cost will be \$5.00 for one set of blue prints and specifications, but it should be remembered that not the slightest change can be made in the exterior at this price. When special plans are ordered, or alterations which involve both floor plans and exterior, the charge will be at the rate of \$5.00 per room (hall, bathroom and cellar do not count as rooms.)

Make a pencil sketch of what is wanted, and write as fully as possible, including every detail that is important. Enclose with your letter a deposit amounting to about one-third of the total cost of plans. Pencil plans from your sketches worked up to scale will duly be sent to you for examination and correction. These pencil plans can be altered until they are exactly right and satisfactory when they will be traced up and finished.

In special plan orders, three sets of blue prints and three sets of specifications are always furnished.



Sketch of Living Room



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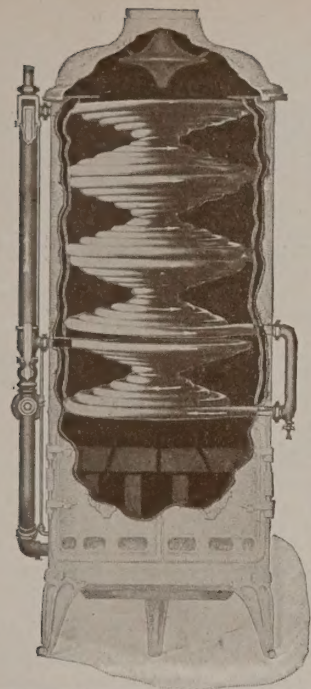
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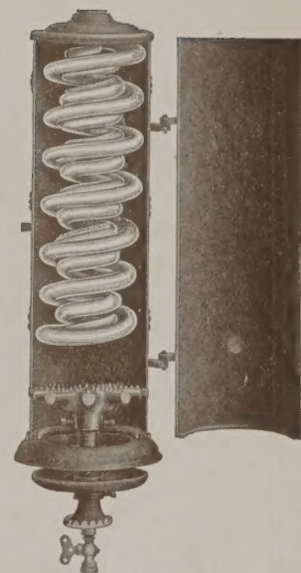
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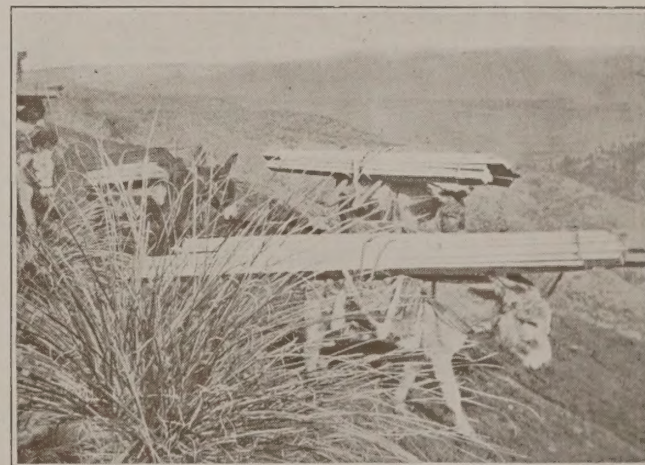
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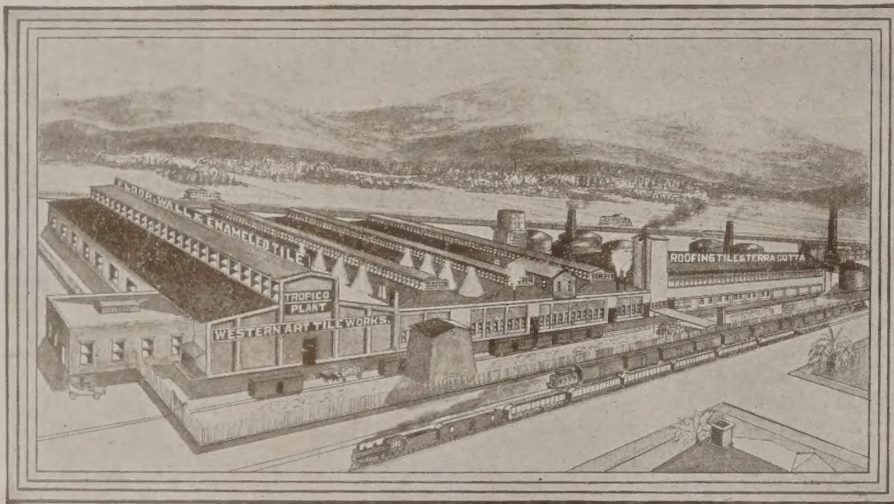
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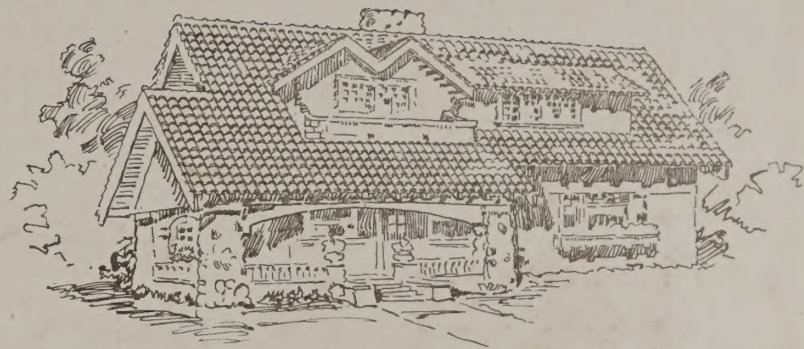
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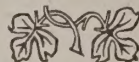
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